



Wollondilly
Shire Council

LEP REVIEW PROGRAM | STAGE 2

**DEVELOPING THE VISITOR ECONOMY +
EMPLOYMENT LAND USES PLANNING PROPOSAL**

NOVEMBER 2021

Document Register

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Introduction

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

The amendments form part of a second 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 Local Strategic Planning Statement*.

The focus of this planning proposal is to develop the visitor experience and economy in Wollondilly to establish the land use planning framework necessary to open up and enable the visitor economy to become a foundation for social, cultural and economic life into the future.

Wollondilly's natural and rural areas underpin the vision to develop the visitor experience and economy, with walking trails and tours, biking experiences, wellness activities and function and conference centres. Quality agriculture and horticulture provide opportunities for agritourism, expanded farm-based tourism and generating income streams.

The planning proposal also implement a recommendation from the draft *Employment Land Strategy* to update the permissibility of uses to provide further clarity and distinction between land use zones.

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.

The planning proposal aims to make it make it easier to visit and stay in Wollondilly by:

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 legislation at a local government level which guides and controls the development of land within the Wollondilly shire local government area.

	Intended Outcome	How
1	Increase opportunities for visitor economy related developments	Expanding areas (land use zones) where certain development is permissible <ul style="list-style-type: none">• Boat launching ramp• camping ground• charter and tourism boating facility• cellar door premises• Restaurant and café• Roadside stall• Neighbourhood shop• Helipad• Recreation facility (indoor)• Recreation facility (major)• Recreation facility (outdoor)• Tourism and visitor accommodation• Bed and breakfast accommodation• Hotel or motel accommodation• Water recreation structure• Wharf or boating facility

	Intended Outcome	How
		<p>Increasing the scale of some types of visitor accommodation:</p> <ul style="list-style-type: none"> • Farm stay accommodation (up to 12 bedrooms) • Bed and breakfast (up to 5 bedrooms) <p>Enable temporary visitor economy uses.</p>
2	Ensuring sustainable tourism by protecting the agricultural production, scenic and environmental values of land	Ensuring the scale and potential impacts from rural and nature based tourism development are appropriate
3	Recognise the visitor economy as a core objective for development	Including the visitor economy as a role and function for relevant land use zones.
4	Strengthening the role and function of employment land	<p>Providing clearer distinction between each industrial zone by restricting where certain development is permissible</p> <ul style="list-style-type: none"> • Correctional centre • Depot • School • Health Services Facilities • Home occupation sex services • Light industry • Information and Education facilities • Outdoor recreation • Respite day care centre • Restriction facility
5	Minimising or avoiding the impact of bush fire hazard	Limiting sensitive developments during periods of elevated bush fire risk

Background

Council recently participated in the NSW Government's Accelerated LEP Review Program, a significant program of works undertaken over two and a half years, requiring Wollondilly along with other Councils within the Greater Sydney Region to review their local environmental plans.

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.

The program included the preparation of Wollondilly 2040, Council's first local strategic planning statement, a number of strategies and studies, and an initial amendment to the WLEP 2011.

The draft planning proposal is the third in a series of amendments to the WLEP 2011 which builds on the significant strategic planning work developed recently as part of the Accelerated LEP Review Program.

The Stage 1 Planning Proposal included a broad range of amendments, including embedding the principle of the Metropolitan Rural Area into the local environmental plan and the consideration of health in land use planning and was gazetted on 26 March 2021.

The Stage 1A Planning Proposal includes a range of amendments on events and the visitor economy which were removed from the Stage 1 Planning Proposal in 2020 by the Department of Planning, Industry & Environment as their progression required the preparation of a Strategic Bush Fire Study to inform their suitability. The Stage 1A Planning Proposal was submitted to the NSW Government Department of Planning, Industry and Environment in March 2021 with a request for a Gateway determination.

The visitor economy related amendments in the Stage 1 and subsequent Stage 1A Planning Proposals reflect ready opportunities identified as part of the preliminary stages of the LEP Review Program.

Structure of this document

This Planning Proposal has been prepared in accordance with the Department of Planning, Industry and Environments guidelines set out in *A guide to preparing planning proposals*.

The guide provides information on the process for preparing planning proposals. In particular, it sets out what matters should be included in a planning proposal to satisfy the requirements of the *Environmental Planning and Assessment Act 1979*.

This Planning Proposal has been structured in five parts as follows:

Part 1	A statement of the objectives and intended outcomes of the proposed instrument.
Part 2	An explanation of the provisions that are to be included in the proposed instrument.
Part 3	The justification for those objectives, outcomes and the process for their implementation
Part 4	Maps to identify the intent of the planning proposal and the area to which it applies
Part 5	Details of the community consultation that is to be undertaken on the planning proposal.

The guide is available on the Department's website.

Decisions on Planning Proposal to date

There have been no formal decisions on the planning proposal to date. The draft planning proposal is scheduled to be considered by the Wollondilly Local Planning Panel in May 2021.

Date	Who	Purpose	Copy provided at
27 May 2021	Wollondilly Local Planning Panel	To provide advice on the draft planning proposal	Appendix G
15 June 2021	Wollondilly Shire Council	Support for draft planning proposal and to seek a Gateway determination from the NSW Government	Appendix H
23 July 2021	Department of Planning, Industry & Environment	Determine whether the planning proposal should proceed and issue a Gateway determination setting out how the proposal should proceed	Appendix I

Delegation

Council has been authorised as the local plan-making authority for this proposal.

This means that Council can exercise the relevant functions under the *Environmental Assessment and Planning Act 1979* (Section 3.36(2)) to make the plan so long as:

- The planning proposal authority (Council) has satisfied all of the conditions of the Gateway determination;
- The planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
- There are no outstanding written objections from public authorities.

The Gateway determination is provided at Attachment I.

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. Develop the visitor experience and economy
4. Ensure the long-term viability of agricultural activities and rural lands by allowing landowners to diversify their income streams
5. Enhance opportunities for people to connect with one another
6. Create transparency and clarity in the planning system

This Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning & Environment's *A Guide to Preparing Planning Proposals* (2018).

The Stage 2 planning proposal includes over 35 amendments implementing 5 objectives 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 visitor economy related developments	Visitor Economy land uses
2	Ensuring sustainable tourism by protecting the agricultural production, scenic and environmental values of land	Sustainable Tourism
3	Recognise the visitor economy as a core objective for development	Zone objectives (Visitor Economy)
4	Strengthening the role and function of employment land	Employment land
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 making amendment to various sections of the *Wollondilly Local Environment Plan 2011*, including of a combination of amending relevant land use tables, adding new and amending existing local provisions, and adjusting zone objectives in a range of zones.

A table summarising the proposed amendments is provided at Appendix A.

The wording for proposed local provisions within this planning proposal are indicative only. The final wording will be prepared by the Parliamentary Counsel's Office when the legislation is drafted.

It is acknowledged that the employment land use zones will be subject to the NSW Government's Employment Zones Reform.

The proposed outcomes will be achieved by:

Amendment 1: Increase opportunities for visitor economy related developments

1. Amending the *Wollondilly Local Environmental Plan 2011 Land Use Table* to permit the following land uses with consent:

Land use	To be included in the following land use zones	The land use is currently permissible in the following land use zones
Activities centred around water		
'boat launching ramp'	RE1, RE2, RU1, RU2 and RU4	RU1, RU2, RE1, E3, E4
'Charter and tourism boating facility'	RE1, RE2, RU1, RU2, and RU4	B1, B2, B4, IN2, IN3, SP1
'water recreation structure'	E2	RU1, RU2, RE1
'wharf or boating facility'	RE1, RE2 and RU1	Nil
'helipad'	RU1 and RU2	B1, B2, B4, RE1, E4, IN1, IN2, IN3, SP1
Activities centred around food, drink & convenience		
'cellar door premises'	E2 and E3	RU1, RU2, RU4, B1, B2, B4, SP1, E4
'restaurant and café'	E4, RU1, RU2, and RU4	B1, B2, B4, RE2
'roadside stall'	E2, E3 and R5	RU1, RU2, RU4, B2, B4, E4
'neighbourhood shop'	RU2	B1, B2, B4, B5, R2, R3, IN1, IN2
Activities focussed around recreation		
'recreation facility (indoor)'	RU1 and RU4	RU2, B1, B2, B4, B5, RE1, RE2, IN1, IN2, SP1
'recreation facility (major)'	RU1	RE1, RE2, IN3
'recreation facility (outdoor)'	RU1, RU2 and RU4	RU2, B4, RE1, RE2, IN3, E4
Diversifying accommodation options		
'tourist and visitor accommodation' (group term)	RU1, RU2, and RU4	B1, B2, B4, E4
'camping ground'	RU1, RU2, E3 and E4	B2, B4, RE1, RE2
'bed and breakfast accommodation'	B1	RU1, RU2, RU4, R2, R3, R5, B2, B4, E4

Land use	To be included in the following land use zones	The land use is currently permissible in the following land use zones
'hotel and motel accommodation'	RU1, RU2 and RU4	B1, B2, B4, RE2

*Note: Many of these land uses are already permissible with consent in other land use zones.

2. Amending *Wollondilly Local Environmental Plan 2011* Schedule 2 'Exempt Development' so that the development standards for 'Roadside stalls' also applies to land zoned R5 Large Lot Residential.

The Roadside stalls provision currently applies to land in zone RU1 Primary Production, zone RU2 Rural Landscape and zone RU4 Primary Production Small Lots.

3. Amending *Wollondilly Local Environmental Plan 2011* clause 5.4 'Controls relating to miscellaneous permissible uses' to increase the maximum no. of bedrooms for the following land uses:

- i. 'bed and breakfast accommodation'; from three (3) to five (5) bedrooms; and
- ii. 'Farm stay accommodation'; from five (5) to twelve (12) bedrooms.

4. Amending *Wollondilly Local Environmental Plan 2011* to include a new **local provision** to enable **'temporary visitor economy'** land uses.

- The objective of the clause would be to enable temporary visitor economy uses so long as they do not adversely impact on the agricultural production, scenic or environmental values of the land,
- Temporary visitor economy uses would be permissible with consent despite any other provision in the local environmental plan (i.e. even if they're not listed as a permissible land use in the Land Use Table,
- Applies to all land use zones with the exception of E2 Environmental Conservation and E3 Environmental Management.
- For the purposes of the clause, 'visitor economy' uses are defined as:
 - Camping grounds (ancillary to a temporary event),
 - Filming,
 - Food and drink premises,
 - Information and education facilities,
 - Markets,
 - Recreation facility (indoor, major and outdoor)
 - Rural industries that provide services, or the sale of goods, onsite to visitors.
- The clause would enable development consent subject to the consent authority being satisfied that:
 - (a) Structures are only temporary, and
 - (b) That activity is restricted, through a condition, to operate on a set number of occasions in any 12 month period subject to its size and scale, and
 - (c) Limitations on the length, in days, with temporary structures to be established and removed from the site within that period, and
 - (d) The site will be returned to its original state and operation capacity at the conclusion of each period of use.
- Before determining a development application for a temporary visitor economy use, the clause would require the consent authority to consider and be satisfied that:

- (a) There is, or will be, adequate vehicular access to and from a road, taking into account the scale of the development proposed, and
- (b) The development is complementary to the rural and environmental attributes of the land and its surrounds,
- (c) The development would not have a significant adverse impact on agricultural production, amenity or significant features of the natural environment, and
- (d) The construction of the development will not involve the removal or pruning of a tree or other vegetation that would otherwise require a permit or development consent and will have regard to the management of biodiversity outcomes.
- In this clause:
Temporary means no permanent structures would be erected and the site can be immediately returned to its original state and operation,

It is noted that a development application for a temporary visitor economy land use will be subject to a merit based assessment, which includes an assessment of the provisions proposed in Amendment 2.

Amendment 2: Ensuring sustainable tourism by protecting the agricultural production, scenic and environmental values of land

Amending the *Wollondilly Local Environmental Plan 2011* to include a new local provision to ensure the scale and potential impacts from rural and nature based tourism development are appropriate.

- The objective of the clause would be to ensure that tourism development in rural and natural areas is small scale and does not adversely impact on the agricultural production, scenic or environmental values of the land,
- The clause would apply to land in the following zones;
 - (a) RU1 Primary Production,
 - (b) RU2 Rural Landscape,
 - (c) RU4 Primary Production Small Lots,
 - (d) E2 Environmental Conservation,
 - (e) E3 Environmental Management,
 - (f) E4 Environmental Living.
- Before determining a development application for rural and nature based tourism, the clause would require the consent authority to consider and be satisfied that:
 - (a) There is, or will be, adequate vehicular access to and from a road, taking into account the scale of the development proposed, and
 - (b) The development is small scale or is demonstrated to have a low adverse impact to the land, surrounding lands and neighbourhood, and
 - (c) The development is complementary to the rural and environmental attributes of the land and its surrounds, and
 - (d) The development will not have a significant adverse impact on agricultural production, amenity or significant features of the natural environment,
 - (e) The construction of the development will not result in the removal of any native vegetation and will have regard to the management of biodiversity outcomes as set out in a Biodiversity Assessment

- The clause would only apply to land where there is:
 - (a) a lawfully erected dwelling house or dual occupancy (Attached) is situated on the land, or
 - (b) a dwelling house may be erected on the land under the WLEP 2011.
- The clause would not allow consent if the development:
 - (a) includes an ancillary caretaker's or manager's residence, or
 - (b) is for the purpose of more than 1 bed and breakfast accommodation premises,
- For the purposes of the clause, 'small scale' is development that is small enough to be generally managed and operated by the principal owner living on the property,
- Tourism development includes, but is not necessarily limited to, development for any of the following purposes:
 - (a) Camping grounds,
 - (b) Caravan parks,
 - (c) Eco-tourist facilities,
 - (d) Home industries that provide services, or the sale of goods, on site to visitors,
 - (e) Information and education facilities,
 - (f) Restaurants or cafes,
 - (g) Rural industries that provide services, or the sale of goods, on site to visitors,
 - (h) Tourism and visitor accommodation.

Amendment 3: Recognise the visitor economy as a core objective for development

Amending *Wollondilly Local Environmental Plan 2011 Land Use Table* to recognise the visitor economy as a function of the following zones:

Proposed new additional objective of zone	Related land use zone
To provide for tourist land uses that are linked to an environmental use of the land.	<ul style="list-style-type: none"> • E1 National Parks and Nature Reserves • E2 Environmental Conservation • E3 Environmental Management
To provide for a range of tourist and visitor accommodation-based land uses, including agri-tourism, eco-tourism that is linked to an environmental, scenic, agricultural or rural industry use of the land.	<ul style="list-style-type: none"> • E4 Environmental Living • RU1 Primary Production • RU2 Rural Landscape • RU4 Primary Production Small Lots
To encourage vibrant centres by allowing tourist and visitor accommodation and facilities.	<ul style="list-style-type: none"> • B2 Local Centre

Amendment 4: Strengthening the role and function of employment land

1. Amending the *Wollondilly Local Environmental Plan 2011 Land Use Table* to permit the following land uses with consent:

Land use	To be included in the following land use zones
'health services facility'	<ul style="list-style-type: none"> • IN1 General Industrial • IN2 Light Industrial

2. Amending the *Wollondilly Local Environmental Plan 2011* **Land Use Table** to remove and prohibit the following land uses:

Land use	To be removed from the following land use zones	The land use is currently permissible in the following land use zones
'correctional centre'	<ul style="list-style-type: none"> • IN2 Light Industrial • IN3 Heavy Industrial 	<ul style="list-style-type: none"> • B2 Local Centre • B4 Mixed Use • IN2 Light Industrial • IN3 Heavy Industrial • SP1 Special Activities
'depot'	<ul style="list-style-type: none"> • B5 Business Development 	<ul style="list-style-type: none"> • RU1 Primary Production • RU2 Rural Landscape • B5 Business Development • IN1 General Industrial • IN2 Light Industrial • IN3 Heavy Industrial • RE1 Public Recreation
'school'	<ul style="list-style-type: none"> • IN2 Light Industrial 	<ul style="list-style-type: none"> • RU2 Rural Landscape • RU4 Primary Production Small Lots • R2 Low Density Residential • R3 Medium Density Residential • R5 Large Lot Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use • B5 Business Development • IN2 Light Industrial • SP1 Special Activities • E4 Environmental Living
'health services facility'	<ul style="list-style-type: none"> • IN3 Heavy Industrial 	<ul style="list-style-type: none"> • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use • B5 Business Development • IN2 Light Industrial • IN3 Heavy Industrial • SP1 Special Activities
'home occupation sex services'	<ul style="list-style-type: none"> • IN2 Light Industrial • IN3 Heavy Industrial 	<ul style="list-style-type: none"> • RU1 Primary Production • RU2 Rural Landscape

Land use	To be removed from the following land use zones	The land use is currently permissible in the following land use zones
		<ul style="list-style-type: none"> • RU4 Primary Production Small Lots • R2 Low Density Residential • R3 Medium Density Residential • R5 Large Lot Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use • IN2 Light Industrial • IN3 Heavy Industrial • E3 Environmental Management • E4 Environmental Living
'Light industry'	<ul style="list-style-type: none"> • IN3 Heavy Industrial 	<ul style="list-style-type: none"> • IN1 General Industrial • IN2 Light Industrial • IN3 Heavy Industrial
'Information and education facility'	<ul style="list-style-type: none"> • IN3 Heavy Industrial 	<ul style="list-style-type: none"> • RU1 Primary Production • RU2 Rural Landscape • RU4 Primary Production Small Lots • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use • IN2 Light Industrial • IN3 Heavy Industrial • SP1 Special Activities • RE1 Public Recreation • RE2 Private Recreation • E2 Environmental Conservation • E3 Environmental Management • E4 Environmental Living
'outdoor recreation'	<ul style="list-style-type: none"> • IN3 Heavy Industrial 	<ul style="list-style-type: none"> • RU2 Rural Landscape • B4 Mixed Use • IN3 Heavy Industrial • RE1 Public Recreation • RE2 Private Recreation • E4 Environmental Living
'respite day care centre'	<ul style="list-style-type: none"> • IN1 General Industrial 	<ul style="list-style-type: none"> • RU4 Primary Production Small Lots • R2 Low Density Residential

Land use	To be removed from the following land use zones	The land use is currently permissible in the following land use zones
		<ul style="list-style-type: none"> • R3 Medium Density Residential • R5 Large Lot Residential • B1 Neighbourhood Centre • B2 Local Centre • B4 Mixed Use • B5 Business Development • IN1 General Industrial • RE1 Public Recreation
'restriction facility'	<ul style="list-style-type: none"> • IN2 Light Industrial • B5 Business Development 	<ul style="list-style-type: none"> • B2 Local Centre • B4 Mixed Use • B5 Business Development • IN1 General Industrial • IN2 Light Industrial • IN3 Heavy Industrial • SP1 Special Activities

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 the following development on land shown on the **Bush Fire Provision Area Map** shown in Part 4 by **Map 1**.

The clause would require the consent authority to consider the suitability of the proposed development in terms of bush fire risk.

The clause would apply to **new** development in the following zones or scale:

- "Backpackers accommodation" on land zoned;
 - RU2 Rural Landscape
 - RU4 Primary Production Small Lots
- "bed and breakfast accommodation" on land zoned;
 - B1 Neighbourhood Centre
- "camping ground" on land zoned;
 - RU1 Primary Production
 - RU2 Rural Landscape
 - E3 Environmental Management
 - E4 Environmental Living
- "cellar door premises" on land zoned;
 - E2 Environmental Conservation
 - E3 Environmental Management
- "hotel or motel accommodation" on land zoned:
 - RU1 Primary Production

- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- “recreation facility (outdoor)” on land zoned;
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU4 Primary Production Small Lots
- “serviced apartments” on land zoned:
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU4 Primary Production Small Lots
- “bed and breakfast accommodation” in any land zone where there are 4 or more bedrooms
- “farm stay accommodation” where there are 6 or more bedrooms in any land use zone
- “temporary visitor economy land uses” on land in any zone;

The clause would require the consent authority to consider the suitability of the proposed development in terms of bush fire risk before determining a development application as follows:

- Whether the proposed development or land use will pose an unacceptable risk or provide for ‘inappropriate development’ outcomes,
- Whether adequate bushfire protection measures can be provided to reduce the residual risk to an appropriate level, and
- Whether the proposed development or land use will adversely affect existing development or adjoining landowners and their ability to undertake bushfire management.

The local provision would be supported by planning controls in the Wollondilly Development Control Plan 2016 to guide future development.

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 Accelerated LEP Review Program. The proposed amendments were identified through work undertaken as part of the Accelerated LEP Review Program including the preparation of *Wollondilly 2040 Local Strategic Planning Statement*, *Draft Wollondilly Employment Land Strategy* and the *Wollondilly Visitor Economy Study*.

The proposed amendments seek to deliver on actions identified in Wollondilly 2040, the Wollondilly Visitor Economy Study and the Draft Wollondilly Employment Land Strategy.

Wollondilly Visitor Economy Study (April 2021)

The Wollondilly Visitor Economy Study was funded as part of the Accelerated LEP Review Program and sought to explore further potential local environmental plan mechanisms to enhance the Wollondilly visitor economy. The preparation of this study enabled a more comprehensive review of the potential for the local environmental plan to enable a more diverse visitor economy and to attract investment and grow local jobs.

The study was prepared by Hill PDA Consulting and was prepared on the basis of stakeholder engagement. All 23 recommendations from the Study have been included within the draft planning proposal.

The Wollondilly Visitor Economy Study is provided at Appendix D.

Wollondilly Employment Land Strategy (July 2020)

The Wollondilly Employment Land Strategy was also funded as part of the Accelerated LEP Review Program. It seeks to provide a strategic planning framework to guide the future development of employment lands within Wollondilly over the next 20 years. It was adopted by Council on 18 May 2021.

The Strategy builds upon the great work in developing the Wollondilly Economic Development Strategy and the Wollondilly Destination Management Plan, and identifies strategies and actions to address the issues and opportunities identified in the background report with the goal of creating more local jobs.

The project concluded that the planning controls within the Wollondilly Local Environmental Plan 2011 provide a sound framework for encouraging development of employment lands into the future. However minor amendments were recommended to;

- Limit the potential for sensitive receivers to be located in industrial zones, such as schools, correctional facilities, health facilities, outdoor recreation areas and residential accommodation/associated uses,
- Ensure sensitive land uses are appropriately located. Some sensitive uses are well suited for the IN2 Light Industrial areas, such as outdoor recreation or health facilities, but should not impeded industrial uses in the surrounding areas.
- encourage non-retail and higher employment generating uses in the B5 Business Development zone.

The Strategy includes an action (Action 4.6) under Strategy 4 to update the permissibility of uses in the local environmental plan to provide further clarity and distinction between zones.

Ten (10) of the eleven (11) recommendations under Action 4.6 have been included within the planning proposal. One of the recommendations was removed in response to the recommendations from the Wollondilly Strategic Bushfire Study.

The Wollondilly Employment Land Strategy is provided at Appendix E.

Wollondilly Strategic Bush Fire Study (Nov 2021)

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 progressed as part of the LEP Review Program Stage 1A Planning Proposal (Events & Visitor Economy Planning Proposal) which are being progressed separately.

The study findings are discussed in more detail under section B 3.6. The strategic bushfire study is provided at Appendix F.

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 2 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 W6; Creating and renewing great places and local centres, and respecting the District's heritage	<ul style="list-style-type: none"> • Supporting local centres to attract tourists
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 W10; Maximising freight and logistics opportunities and planning and managing industrial and urban services land	<ul style="list-style-type: none"> • Managing industrial and urban services land
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 the amendments indirectly give effect to the Western City District Plan.

The [Greater Sydney Region Plan](#)¹ and the [Western City District Plan](#)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 Local Strategic Planning Statement,
- Create Wollondilly 2033 Community Strategic Plan,
- Wollondilly Destination Management Plan, and
- Wollondilly Rural Lands Strategy.

Wollondilly 2040 Local Strategic Planning Statement (March 2020)

Wollondilly 2040 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	Visitor uses	Economy	land	Liveability Productivity Sustainability	<p>Action 7.5 Review the LEP and broader policy framework to create opportunities for events</p> <p>Action 10.5 Review the LEP for opportunities to encourage business across rural and residential zones where it can blend with existing character.</p> <p>This planning proposal will implement an action from the adopted Wollondilly Rural Lands Strategy.</p> <p>Indirectly responds to the LSPS.</p>
2	Protecting agricultural production			Productivity Sustainability	<p>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</p> <p>Action 16.2 Review the LEP and DCP to determine if there is sufficient protection,</p>

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

Amendment No.	Relevant LSPS/District Plan theme	Action
		including buffers, for agricultural activities and key industries.
3 Zone objectives	Productivity	Action 9.1 Implement and continually review the Wollondilly Destination Management Plan
4 Employment land	Productivity	Action 10.2 Complete an employment lands study. This planning proposal seeks to implement an action from the adopted Wollondilly Employment Land Strategy.
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 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

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

strategies, plans and policies which have been prepared by the Council, such as Wollondilly 2040 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 – Visitor Economy Land uses No. 2 Sustainable Tourism No. 3 Zone objectives No. 4 Employment Land No. 5 Bush fire hazard</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 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 hazard</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. 2 Sustainable Tourism</p>
<p>Looking After The Community</p>	

RELEVANT CSP STRATEGY & LINK	DELIVERED BY:
<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 – Visitor Economy Land uses</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 visitor economy related developments (amendment no. 1)
- Recognise the visitor economy as a core objective for development (amendment no. 3)

This proposal responds to one of the key findings of the WSMP which is that *potential exists to grow niche sectors such as agri-tourism, boutique accommodation and unique sporting events to offer a greater diversity of product and experiences.*

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

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 aims to deliver the following outcomes to support growth in the visitor economy:

- Enable more diverse tourist accommodation
- Allow for innovative visitor economy activities in more land use zones
- Increase tourism related activities around water
- Permit farmers to diversity income streams and, using visitor economy options, ensure the financial viability of their farms and promote visitors to Wollondilly

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>

- Expand permissible locations for businesses trading in food and drink.

Wollondilly Rural Lands Strategy (August 2021)

The Wollondilly Rural Lands Strategy was also funded as part of the Accelerated LEP Review Program. It seeks to provide a framework for managing growth, change and development for rural land in Wollondilly over the next 20 years. It was adopted by Council on 21 September 2021.

The Strategy recognises that tourism and supporting industries are significant contributors to the rural economy in Wollondilly. The Strategy also recognises that tourism is an important and growing industry in Wollondilly which focuses on the Shire's unique rural character, historic features and natural beauty.

Opportunities are identified to broaden the visitor economy beyond the established markets such as self-drive, rural experiences, grey nomad and business travellers. These include greater event tourism, trail bike, hikers, backpackers, and broader international market.

In particular, the Strategy recognises that the visitor economy can provide a supplementary source of income for rural landowners but the planning system can present barriers.

It is important that planning for new visitor economy uses will not compromise the productivity of agricultural land, rural character, lifestyle values and landscape.

This Planning Proposal will, in part, implement Action 5.4.1(b) which recommends investigating opportunities *to update the Wollondilly LEP 2011 and the Development Control Plan to include certain tourism uses and ensure that any future development minimise impacts are appropriately managed*.

Amendments to the development control plan are also being prepared to support this proposal and recent amendments to the local environmental plan.

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.

An assessment of each proposed amendment against the SEPPs is provided at Appendix B. 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 (Sydney Drinking Water Catchment) 2011
- SREP No. 20 (Hawkesbury-Nepean River)

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. It does this by ensuring that the consent authority is 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. About 75% of the Wollondilly local government area is located within the Sydney Drinking Water Catchment, including land around The Oaks and Oakdale.

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. Future development applications would need to demonstrate their proposal has a neutral or beneficial effect on water quality, be assessed against *SEPP (Sydney Drinking Water Catchment) 2011* and incorporate WaterNSW's current recommended practices (CRPs).

SREP20 (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 Environmental 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.117 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 C. 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 1.1 Business and Industrial Zones
- Direction 1.2 Rural Zones
- Direction 1.5 Rural Lands
- Direction 2.1 Environmental Protection Zones
- Direction 2.6 Remediation of Contaminated Land
- Direction 4.4 Planning for Bushfire Protection
- Direction 5.2 Sydney Drinking Water Catchment

Direction 1.1 Business and Industrial Zones

The objectives of this Direction are to encourage employment growth, protect employment land and to support the viability of identified centres.

The Direction applies to this proposal as it will affect land within existing business and industrial zones, as follows:

- Amendment 1(1) proposed to permit 'bed and breakfast accommodation' in the B1 Neighbourhood centre land zone with consent.
- Amendment 1(4) seeks to enable 'temporary visitor economy' uses in a number of zones including business zones.
- Amendment 3 seeks to support the role of local centres by recognising the visitor economy as a key function of the B2 Local Centre zone.
- Amendment 4 seeks to strengthen the role and function of employment land to provide further clarity and distinction between industrial land zones.

The proposed amendments seek to strengthen the role and function of employment land by updating the permissibility of land uses in the Land Use Table to provide further clarity and distinction between land zones.

The proposed amendments are considered to be minor and will retain existing business and industrial zone boundaries. The proposal will also not reduce potential floor space areas.

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. temporary visitor economy uses.

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.

The planning proposal includes specific measures to protect and manage the ongoing viability of rural uses;

- Amendment 1(4) proposes to include a new local provision to enable 'temporary visitor economy land uses'. The proposed provision includes a number of matters to protect the agricultural production of land and rural landscapes:
 - The clause objective would enable the proposed use so long as it does not adversely impact on the agricultural production, scenic or environmental values of the land,
 - Permissibility would be subject to a number of considerations that characterise the temporary nature of the proposed development,

- It is proposed that, before determining a development application, a consent authority would need to be satisfied that the proposed development would not have a significant adverse impact on agricultural production.
- Amendment 2 seeks proposed a new local provision to ensure sustainable tourism by protecting the agricultural production, scenic and environmental values of land by ensuring that nature based tourism development is appropriate and small scale.

Direction 2.1 Environmental Protection Zones

The objective of this Direction is to protect and conserve environmentally significant areas.

The planning proposal includes provisions to facilitate the protection and conservation of environmentally sensitive areas:

- Amendment 1(4) proposes a new local provision to enable 'temporary visitor economy land uses'. The proposed provision includes a number of matters to protect environmentally sensitive areas:
 - The clause excludes some environmental protection zones,
 - The clause objective would enable the proposed use so long as it does not adversely impact on the environmental values of the land,
 - Permissibility would be subject to a number of considerations that characterise the temporary nature of the proposed development,
 - It is proposed that, before determining a development application, a consent authority would need to be satisfied that the proposed development would not have a significant adverse impact on significant features of the natural environment and would not involve vegetation removal
- Amendment 2 seeks proposed a new local provision to ensure sustainable tourism by protecting the agricultural production, scenic and environmental values of land by ensuring that nature based tourism development is appropriate and small scale.

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.

Direction 2.6 Remediation of Contaminated Land

The objective of this Direction is to reduce the risk of harm to human health and the environment by considering contamination and remediation.

The planning proposal proposes high level amendments to broaden permissibility of land uses across broad areas and is not site specific.

Managing Land Contamination; Planning Guidelines SEPP 55 Remediation of Land (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.

As SEPP No 55 and the Guidelines will 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.

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.

A strategic bush fire study has been prepared by EcoLogical Australia on Council's behalf, 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 strategic bushfire study is provided at Appendix F.

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 progressed under a separate planning proposal (Events & Visitor Economy Planning Proposal; LEP Review Program Stage 1A).

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.

This is proposed to be incorporated in the WLEP 2011 through the introduction of a new local provision and associated mapping with an objective to minimise the risk to life and property from bush fire attack.

Certain development proposed within the bush fire provision area would need to be considered in terms of bush fire risk.

To support the implementation of the proposed amendments, it is also proposed to update the *Wollondilly Development Control Plan* 2016 to provide further planning controls to guide development on bush fire prone land and also land within the bush fire provision area. In particular, to;

- Limit development for the purposes of camping grounds, cellar door premises at certain times of the year, recreation facility (outdoor), tourist and visitor accommodation, bed and breakfast accommodation, temporary use for visitor economy uses,
- Limit the scale of cellar door premises, restaurant and café, recreation facility (indoor)

This planning proposal, and future amendments to the Development Control Plan will be structured so that the proposed bush fire provision area (proposed for inclusion within the WLEP 2011) would only apply to where changes in land use are being proposed. This means that the mitigation measure will only apply to the changes considered by the Strategic Bush Fire Study (and not beyond that scope).

This approach is considered to be a genuine and tolerable response to the bush fire hazard risk to land in Wollondilly and the planning proposal is considered to be consistent with Direction 4.4.

The Strategic bushfire study also recognises that, in Wollondilly, there is a particularly high risk for land in specific Environmental Protection zones (i.e. E3 Environmental Management and E2 Environmental Conservation) and has recommended that some of the matters recommended in the

Visitor Economy Study and the Employment Land Strategy are not progressed. These removed matters are listed in Appendix 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*.

It is noted that because the amendments apply generally across the LGA, Water NSW has advised that a Strategic Land and Water Capability Assessment (SLWCA) is not relevant to inform this proposal. SLWCA's are generally prepared to inform decisions on land use zoning and other provisions that are appropriate to protect water quality.

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.

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.

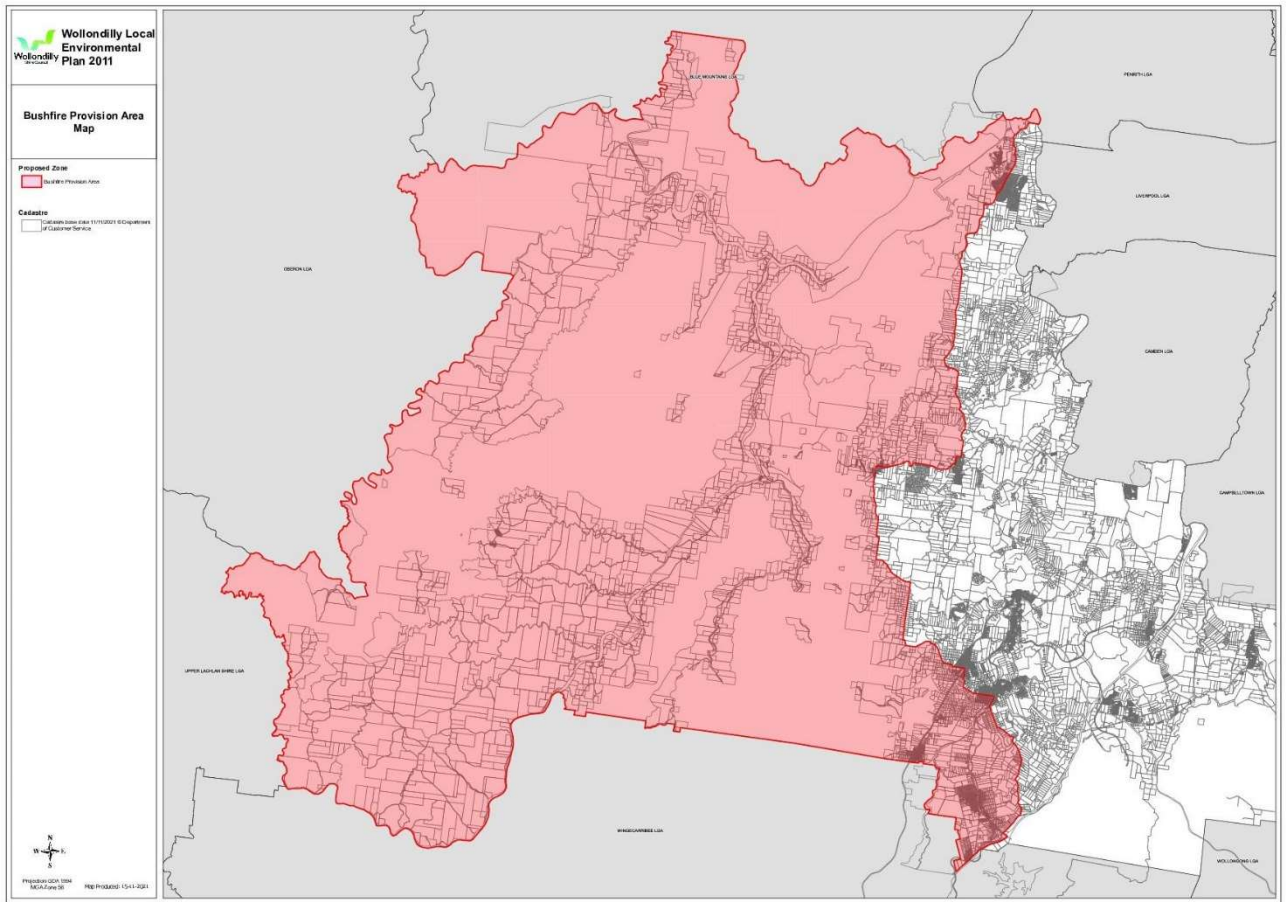
D3.11 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The NSW Rural Fire Service was consulted as part of the preparation of the Wollondilly Strategic Bush Fire Study. This consultation was undertaken in the format of a meeting and no formal written feedback has been provided to date.

Further consultation will be undertaken as the planning proposal progresses as required by the Gateway determination, once issued.

Part 4 – Mapping

Map 1 – Bushfire Provision Area



Part 5 – Community Consultation

The planning proposal seeks to implement recommendations from the Wollondilly Visitor Economy Study and the Employment Land Strategy and the preparation of both of these documents has been informed by engagement:

Study/Strategy	What engagement was undertaken?
<p>Wollondilly Visitor Economy Study</p> 	<ul style="list-style-type: none"> • Workshop with community advisory committee representatives • Workshop with internal council stakeholders • Attendance and participation at workshop for Destination Sydney Surrounds South • Targeted phone calls with State Government representative and private consultation involved with the Agritourism Pilot Program (pilot program ran by NSW Small Business Commission and Service NSW) • Targeted phone calls with local business and broader industry associated with the visitor economy
<p>Wollondilly Employment Land Strategy</p> 	<ul style="list-style-type: none"> • Targeted phone calls to local businesses and industry representatives (including local real estate agents, business owners, industry representatives, and investors)

Broader community and stakeholder feedback is currently being invited as part of the public exhibition.

It is noted that a number of public authorities/organisations have been consulted ahead of the public exhibition and are listed below. This was required by the Gateway determination.

- Water NSW
- Camden Airport Limited
- Civil Aviation Safety Authority
- Airservices Australia
- Department of Infrastructure and Regional Development
- NSW Rural Fire Service.

No significant concerns have been raised by the relevant public authorities/organisations. A number of minor amendments/additions have been included in this document to provide further clarification.

A summary of responses received to date, and details of any associated minor amendments is provided at Appendix J.

Part 6 – Project Timeline

Project detail	Timeframe	Timeline
Consideration of comments and recommendations from Local Planning Panel and preparation of report for Council.	1 month	June 2021
Consideration of Planning Proposal and issue of Gateway Determination by Department of Planning	1 month	July 2021
Commencement and completion dates for public exhibition period – after amending the planning proposal if required, preparation of maps and special DCP provisions	6 weeks	Nov/Dec 2021
Timeframe for consideration of submissions	2 weeks	December 2021
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	2 months	February 2022
Anticipated date RPA will forward to PC and Department of Planning for finalisation	1 month	February 2022
Finalisation	1 Month	March 2022

Appendices

A. Summary table of proposed LEP Amendments

Table summarising proposed LEP Amendments

B. Compliance with SEPPs

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

C. 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*.

D. Table Summarising Public Authority/Stakeholder Feedback (Pre-Exhibition)

Table summarising consultation undertaken with public authorities/organisations prior to the public exhibition to fulfil condition 1 of the Gateway determination.

E. Wollondilly Visitor Economy Study

Prepared by Hill PDA

Council reference: CM 8356~2 #155

F. Wollondilly Employment Land Strategy

Prepared by Hill PDA

Council reference: CM 11260-2#390

G. Strategic Bushfire Study for Proposed Amendments to Wollondilly LEP

Prepared by EcoLogical Australia

Council reference: CM 8356 #157

H. Agenda & Minutes from Wollondilly Local Planning Panel

Extract from Agenda and Minutes from the Wollondilly Local Planning Panel held on 27 May 2021

Council reference: CM 8356 #89

I. Agenda & Minutes from Ordinary Council Meeting

Extract from Agenda and Minutes of the Ordinary Council Meeting held on 15 June 2021

Council reference: CM 8356 #88

J. Gateway determination confirming amendment should proceed subject to conditions

Gateway determination issued 23 July 2021

Council reference: CM 8356 #112

Appendix A

Summary Table of Proposed Amendments

SUMMARY TABLE OF PROPOSED LEP AMENDMENTS; VISITOR ECONOMY + EMPLOYMENT LAND USES PLANNING PROPOSAL (LEP Review Program Stage 2)

Objective of Intended Outcome	DRIVER FOR CHANGE	ITEM	DESCRIPTION OF AMENDMENT	AFFECTED LAND USE ZONES	PROPOSED LEP CHANGE	Amendment No
Increase opportunities for visitor economy related developments	Developing the visitor economy	Additional item	Boat launching ramp	RE1, RE2, RU1, RU2, and RU4	Amend the LEP Land Use Table to permit 'boat launching ramp' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Camping ground*	RU1, RU2, E3 and E4	Amend the LEP Land Use Table to permit 'camping ground' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Charter and tourism boating facility	RE1, RE2, RU1, RU2, and RU4	Amend the LEP Land Use Table to permit 'Charter and tourism boating facility' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Cellar door premises*	E2 and E3	Amend the LEP Land Use Table to permit 'Cellar door premises' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Restaurant and café	E4, RU1, RU2, and RU4	Amend the LEP Land Use Table to permit 'restaurant and cafe' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Roadside stall	E2, E3, R5	Amend the LEP Land Use Table to permit 'roadside stall' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item		RU1, RU2, RU4 and R5	Amend the LEP Land Use Table to permit 'roadside stall' without consent	Amendment No 1(2)
	Developing the visitor economy	Additional item	Neighbourhood shop	RU2	Amend the LEP Land Use Table to permit 'Neighbourhood shop' with consent	Amendment no. 1(1)
	Developing the visitor economy	Additional item	Helipad	RU1 and RU2	Amend the LEP Land Use Table to permit 'Helipad' with consent	Amendment no. 1(1)
	Developing the visitor economy	Additional item	Recreation facility (indoor)	RU1 and RU4	Amend the LEP Land Use Table to permit 'Recreation facility (indoor)' with consent.	Amendment no. 1(1)
	Developing the visitor economy	Additional item	Recreation facility (major)	RU1	Amend the LEP Land Use Table to permit 'recreation facility (major)' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Recreation facility (outdoor)*	RU1, RU2 and RU4	Amend the LEP Land Use Table to permit 'Recreation facility (outdoor)' with consent	Amendment no. 1(1)
	Developing the visitor economy	Additional item	Tourist and visitor accommodation* (group term)	RU1, RU2, and RU4	Group term - Amend the LEP Land Use Table to permit 'Tourist and visitor accommodation' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Bed and breakfast accommodation*	B1	Amend the LEP Land Use Table to permit 'Bed and breakfast accommodation' with consent.	Amendment No 1(1)
	Developing the visitor economy	Additional item	Hotel or motel accommodation	RU1, RU2 and RU4	Amend the LEP Land Use Table to permit 'Hotel or motel accommodation' with consent	Amendment No 1(1)
	Developing the visitor economy	Additional item	Water recreation structure	E2	Amend the LEP Land Use Table to permit 'Water recreation structure with consent	Amendment no. No 1(1)
	Developing the visitor economy	Additional item	Wharf or boating facility	RE1, RE2 and RU1	Amend the LEP Land Use Table to permit 'wharf or boating facility' with consent	Amendment no. No 1(1)

Objective of Intended Outcome	DRIVER FOR CHANGE	ITEM	DESCRIPTION OF AMENDMENT	AFFECTED LAND USE ZONES	PROPOSED LEP CHANGE	Amendment No
Increase opportunities for visitor economy related developments	Developing the visitor economy	Additional item	Temporary visitor economy uses*	All zones	Local provision; potential to introduce as an additional ‘visitor economy’ use without making it permissible within the zone. For the purpose of this clause, visitor economy uses are defined as: (a) Camping grounds (ancillary to a temporary event), (b) Filming, (c) Food and drink premises, (d) Information and education facilities, (e) Markets (f) Recreation facility (indoor, major, outdoor) (g) Rural industries that provide services, or the sale of goods onsite to visitors.	Amendment No 1(4)
Ensuring sustainable tourism by protecting the agricultural production, scenic and environmental values of land	Developing the visitor economy	Additional item	Rural and nature based tourism development*	RU1, RU2, RU4, E3 and E4	Local provision; potential to include a local provision to limit the scale and potential impacts form visitor economy uses	Amendment No 2
Increase opportunities for visitor economy related developments	Developing the visitor economy	Additional item	Bed and breakfast accommodation*	Applies wherever this development is permissible	Increase maximum no. of bedrooms from three (3) to five (5) bedrooms	Amendment No 1(3)(i)
	Developing the visitor economy	Additional item	Farm stay accommodation*	Applies wherever this development is permissible	Increase maximum no. of bedrooms from five (5) to twelve (12) bedrooms	Amendment No 1(3)(ii)
Recognise the visitor economy as a core objective for development	Developing the visitor economy	Additional item	Zone objectives	B2, E1, E2, E3, E4, RU1, RU2 and RU4	Review the land use zones to introduce a zone objective to recognise the visitor economy.	Amendment No 3
Strengthening the role and function of employment land	Supporting Employment Lands	Remove item	Correctional centre	IN2 and IN3	Amend the LEP Land Use Table to remove ‘Correctional centres’ from the IN2 and IN3 land use zone. Rely on the Code SEPP to permit in RU2, RU4 or SP land use zones.	Amendment No 4(2)
	Supporting Employment Lands	Remove item	Depot	B5	Amend the LEP Land Use Table to remove ‘Depot’ as a permissible development from B5 land use zone.	Amendment No 4(2)
Strengthening the role and function of employment land	Supporting Employment Lands	Remove item	School	IN2	Amend the LEP Land Use Table to remove ‘school’ as a permissible development from the IN2 Light Industrial.	Amendment No 4(2)

Objective of Intended Outcome	DRIVER FOR CHANGE	ITEM	DESCRIPTION OF AMENDMENT	AFFECTED LAND USE ZONES	PROPOSED LEP CHANGE	Amendment No
	Supporting Employment Lands	Remove item	Health Services Facilities	IN3	Amend the LEP Land Use Table to include 'health services facilities' as a prohibited use in the IN3 land use zone.	Amendment No 4(2)
	Supporting Employment Lands	Additional item	Health Services Facilities	IN1 and IN2	Amend the LEP Land Use Table to identify 'health services facilities' as a permitted with consent.	Amendment No 4(1)
	Supporting Employment Lands	Remove item	Home occupation sex services	IN2 and IN3	Amend the LEP Land Use Table to include 'Home occupation sex services' as a prohibited use in the IN2 and IN3 zone.	Amendment No 4(2)
	Supporting Employment Lands	Remove item	Light Industry	IN3	Amend the LEP Land Use Table to include 'Light Industry' as a prohibited use in the IN3 zone.	Amendment No 4(2)
	Supporting Employment Lands	Remove item	Information and Education facilities	IN3	Amend the LEP Land Use Table to include 'Information and Education Facilities' as a prohibited use in the IN1 and IN3 zone.	Amendment No 4(2)
	Supporting Employment Lands	Remove item	Outdoor recreation	IN3	Amend the LEP Land Use Table to include 'Outdoor recreation' as a prohibited use in the IN3 zone.	Amendment No 4(2)
	Supporting Employment Lands	Remove Item	Respite day care centre	IN1	Amend the LEP Land Use Table to include 'Respite day care centre' as a prohibited use in the IN1, IN2 and IN3 zones.	Amendment No 4(2)
	Supporting Employment Lands	Remove item	Restriction facility	IN2 and B5	Amend the LEP Land Use Table to include 'Restriction facility' as a prohibited use in the IN2 and B5 zones.	Amendment No 4(2)
	Supporting Employment Lands	Remove item	Restriction facility	IN2 and B5	Amend the LEP Land Use Table to include 'Restriction facility' as a prohibited use in the IN2 and B5 zones.	Amendment No 4(2)
Minimising or avoiding the impact of bush fire hazard	Bush fire Protection	Additional item	Bush fire protection	Applies in certain circumstances for new development for backpackers accommodation, bed and breakfast accommodation, camping ground, cellar door premises, hotel or motel accommodation, recreation facility (outdoor), serviced apartments, farm stay accommodation, temporary visitor economy land uses,	New local provision and association mapping that confirms the objective of the clause which is to minimise the risk to life and property from bush fire attack.	Amendment No 5

* These amendments would be affected by the proposed Bush Fire protection local provision. These developments would be subject to mandatory closure during periods of elevated bush fire risk (i.e. on Total Fire Ban days (TOBAN) if they are located in the 'Bushfire Provision Area'.

MATTERS REMOVED FROM PLANNING PROPOSAL IN RESPONSE TO THE RECOMMENDATIONS FROM THE WOLLONDILLY STRATEGIC BUSH FIRE STUDY

DRIVER FOR CHANGE	ITEM	DESCRIPTION OF AMENDMENT	AFFECTED LAND USE ZONES	PROPOSED LEP CHANGE
Developing the visitor economy	Additional item	Recreation facility (outdoor)*	E3	Amend the LEP Land Use Table to permit ‘Recreation facility (outdoor)’ with consent
Developing the visitor economy	Additional item	Bed and breakfast accommodation*	E2 and E3	Amend the LEP Land Use Table to permit ‘Bed and breakfast accommodation’ with consent.
Developing the visitor economy	Additional item	Eco-tourist facility	E3	Amend the LEP Land Use Table to permit ‘Eco-tourist facility’ with consent. Note: This is an extension of what is proposed in the Stage 1A Planning Proposal.
Developing the visitor economy	Additional item	Farm stay accommodation	E2 and E3	Amend the LEP Land Use Table to permit ‘Farm stay accommodation’ with consent
Developing the visitor economy	Additional item	Rural and nature based tourism development*	E2 and E3	Local provision; potential to include a local provision to limit the scale and potential impacts form visitor economy uses
Developing the visitor economy	Additional item	Temporary use for function centre*	E3,	Local provision; potential to introduce an additional use without making it permissible within the zone
Supporting Employment Lands	Additional item	Liquid fuel depot	IN1	Amend the LEP Land Use Table to permit ‘liquid fuel depot’ with consent

Appendix B

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. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone objectives (Visitor Economy)		4. Employment Land		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	Yes	Yes	No	N/A	No	N/A	No	N/A	No	N/A	SEPP 21 establishes provisions in the consideration of development applications for caravan parks. The SEPP sets out that a reference to camping grounds includes a reference to caravan parks for the purpose of the SEPP. Amendment no 1 (Visitor Economy Land Uses) includes provisions relating to 'camping grounds'. The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
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	No	N/A	No	N/A	Yes	Yes	No	N/A	In 2018 the framework for the management of contaminated land was updated and the consideration of contamination when amending local environmental plans was transferred to a direction under Section 9.1 of the Environmental Planning and Assessment Act (i.e. Ministerial Directions). The focus of SEPP 55 is now on the consideration of contaminated land when determining development applications. A consideration of the planning proposal under the relevant ministerial direction (Direction 2.6 Remediation of Contaminated Land) is provided separately. The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
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 Apartment 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.
	SEPP (Aboriginal Land) 2019	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.		1. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone objectives (Visitor Economy)		4. Employment Land		5. Bush Fire Hazard		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	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 and Consents) 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.
	SEPP (Penrith Lakes Scheme) 1989	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.		1. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone objectives (Visitor Economy)		4. Employment Land		5. Bush Fire Hazard		Assessment
No.	State Environmental Planning Policies (SEPPs)	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	
	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	No	N/A	No	N/A	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. Water NSW has been consulted and has provided feedback on the planning proposal prior to and as part of the Gateway determination requirements. The planning proposal has been updated in response to the feedback where relevant.
	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.
	Sydney REP No 16 – Walsh Bay	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Amendment No.		1. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone objectives (Visitor Economy)		4. Employment Land		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	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. The planning proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Further discussion is provided under Part 3, Section B 3.5.
	Sydney REP No 24 – Homebush Bay Area	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	Sydney REP No 26 – City West	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	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.
	Sydney REP No 33 – Cooks Cove	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.
	Sydney REP No 8 (Central Coast Plateau Areas)	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.
	Sydney REP (Sydney Harbour Catchment) 2005	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	Not applicable to Wollondilly.

Appendix C

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. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone Objectives (Visitor Economy)		4. Employment Land		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	Yes	Yes	Yes	Yes	<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. Further discussion is provided under Part 3, Section B 3.6.</p>
1.2 Rural Zones	Yes	Yes	Yes	Yes	Yes	Yes	No	N/A	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 Production 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	Not applicable to this planning proposal.
1.5 Rural Lands	Yes	Yes	Yes	Yes	Yes	Yes	No	N/A	No	N/A	<p>The proposal will not result in the loss of current commercially viable agricultural lands and is considered consistent with this direction. The planning proposal includes provisions to protect the agricultural production of land.</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	Yes	Yes	No	N/A	<p>Amendments 1(4) and amendment 2 include provisions to facilitate the protection and conservation of environmentally sensitive areas.</p> <p>Further discussion is provided under Part 3, Section B 3.6.</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	Not applicable to this planning proposal.

Amendment No.	1. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone Objectives (Visitor Economy)		4. Employment Land		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	No	N/A	No	N/A	<p>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. It is not considered that the provisions are in conflict with the objective of the direction to conserve items, areas, objects and place of heritage significant and indigenous heritage significance.</p> <p>Any change of land use resulting from the provisions within this proposal would require development consent and will require a merit based assessment. It is also noted that the existing heritage considerations that currently existing will still apply.</p>
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.
2.6 Remediation of Contaminated Land	Yes		Yes		No	N/A	Yes		No	N/A	<p>This proposal seeks to establish a statutory framework that is better aligned with Wollondilly's vision to develop the visitor experience and economy. It seeks to do this by increasing the permissibility of tourism related development.</p> <p>The proposal is high level and applies to land across the shire. If implemented the proposal would permit a change of use to land.</p> <p>However, it is not practicable to investigate all land 'potentially' affected by the proposal in terms of contamination at this stage. It is noted that SEPP No.55 and the Guidelines will be applicable to any future development application for the land uses within this planning proposal with the exception of amendment 1(2) (broadening the scope of exempt development for roadside stalls).</p> <p>Further discussion is provided under Part 3, Section B 3.6.</p>
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	No	N/A	No	N/A	It is not the intention of this planning proposal to provide for a variety of housing types.
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	Yes	Yes	No	N/A	The planning proposal does not create, alter or remove a zone 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.

Amendment No.	1. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone Objectives (Visitor Economy)		4. Employment Land		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
5.2 Sydney Drinking Water Catchments	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	<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> <p>Water NSW has been consulted and has provided feedback on the planning proposal prior to and as part of the Gateway determination requirements. The planning proposal has been updated in response to the feedback where relevant.</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.
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	No	N/A	No	N/A	No	N/A	No	N/A	No	N/A	The Planning Proposal does not relate to reservations of land for public purposes.

Amendment No.	1. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone Objectives (Visitor Economy)		4. Employment Land		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
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.
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	No	N/A	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.

Amendment No.	1. Visitor Economy Land Uses		2. Sustainable Tourism		3. Zone Objectives (Visitor Economy)		4. Employment Land		5. Bush Fire hazard		
Ministerial Direction	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Applicable	Consistency	Assessment
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	No	N/A	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.
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 D

Table Summarising Public Authority/Stakeholder Feedback
(Pre-Exhibition)

The table below provides a summary of the feedback provided by Public Authorities/organisations prior to the public exhibition to fulfil condition 1 of the Gateway determination

Key Issue or Feedback Raised in Submission	Response to the issues raised	Any changes made to the Planning Proposal in response	Any other action required in response
Airservices Australia			
No feedback received to date.	Any feedback received during the public exhibition will be considered as part of the post exhibition review of the planning proposal.	No changes proposed.	Airservices Australia will be invited to provide feedback as part of the public exhibition.
Camden Airport (Sydney Metro Airports)			
Confirmed that there is no need to provide a formal response as the proposal does not affect Camden Airport.	Noted.	No changes proposed.	None required.
Civil Aviation Safety Authority			
Responded and advised no comments on the Planning Proposal.	Noted.	No changes proposed.	None required.
Department of Infrastructure and Regional Development			
Requested that the Planning Proposal be referred to the Western Sydney Airport to confirm specific details of relevant airspace above Wester Sydney Airport and any potential aviation impacts.	The Planning Proposal has been referred as requested.	No changes proposed.	Referral made as requested.
NSW Rural Fire Service			
No feedback received to date.	Any feedback received during the public exhibition will be considered as part of the post exhibition review of the planning proposal.	No changes proposed.	NSW RFS will be invited to provide feedback as part of the public exhibition.
Water NSW			
Amendment 1 (Visitor Economy Land Uses)			
No objection raised to: <ul style="list-style-type: none"> the new uses being added as permissible with development consent (Amendment 1(1)), amendments to Schedule 2 'Exempt development' provisions so that development standards for roadside stalls also apply to R5 Large Lot Residential development (Amendment 1(2)), 	Noted.	No changes proposed.	None required.
Requests clarification on whether the new 'temporary visitor economy' land uses would be captured by the new Sustainable Tourism provision when such uses are proposed in the RU1, RU2, RU4, E2, E3 and E4 zones.	Yes, any proposed 'temporary visitor economy' land use (amendment 1) would be subject to a consideration against the proposed Sustainable Tourism clause (amendment 2) to ensure the scale and potential impacts are appropriate.	A statement has been included under Part 2 of the planning proposal to confirm this.	None required.
Requests that the provision relating to 'temporary visitor economy' land uses (amendment 1(4)) do not override any existing prohibitions for E2 Environmental Conservation zoned land. Recommends that Council may want to check whether the provisions would override the permissibility of 'uses authorised under the National Parks and Wildlife Act 1974' for E1 zoned land, such that Council would be a consent authority for 'visitor economy' uses on National Park Estate.	The planning proposal is intended to provide flexibility. Any proposed development require landowners consent and would be subject to a merit based assessment. It is noted that National Parks and Wildlife Service will be invited to provide feedback as part of the public exhibition.	No changes proposed at this stage.	None required.

Key Issue or Feedback Raised in Submission	Response to the issues raised	Any changes made to the Planning Proposal in response	Any other action required in response
Amendment 2 (Sustainable Tourism)			
Supports the intent of this clause as it will help reduce environmental impacts on land. Particularly where such development may lie in close proximity to those Special Area lands owned or managed by NPWS or Water NSW.	Noted.	No changes proposed.	None required.
Provides that if the intent of the clause is to apply to 'rural and nature based tourism' then this land use would benefit by an accompanying definition.	'Rural and nature based tourism' is not being proposed as a new definition in the local environmental plan and so it is not considered that an accompanying definition is required.	No changes proposed.	None required.
Concerned that there appears to be a slight incongruency between the objectives of the clause and provisions imposed on council before determining a development application. The requirements imposed on council before a determining an application are associated with 'rural and nature based tourism'. However, the objective of the clause is broader than this, applying to (all) 'tourism development' in rural and natural areas.	<p>The clause is intended to provide a safeguard for any visitor economy development on land zoned for a rural or environmental protection purpose.</p> <p>The clause is intended to protect rural areas and not control the type of activity.</p> <p>No further adjustments are considered necessary. It is also noted that the wording for proposed local provisions within the planning proposal is indicative only. The final wording will be prepared by the Parliamentary Counsel's Office when the legislation is drafted.</p>	No change proposed.	None required.
As a minor issue, notes that the restriction on containing the provision to one (1) bed and breakfast accommodation is unclear. Is this one dwelling, one bed and breakfast establishment, one manufactured home additional to the dwelling, or one bedroom? The provision would benefit from more clarity in this regard.	<p>The relevant part of the clause is aimed at controlling the scale of the development.</p> <p>Additional wording could assist to make this clearer.</p>	The wording has been updated to clarify that it is referring to 'one bed and breakfast premises'.	None required.
Amendment 3 (Zone Objectives (Visitor Economy))			
Generally supports the intent of this provision. However, given the significant proportion of the Shire classified as a 'Special Area' under the <i>Water NSW Act 2014</i> and the <i>Water NSW Regulation 2020</i> and where public access and recreation is generally prohibited or otherwise restricted to safeguard water quality and the ecological integrity of these lands which surround water reservoirs, requests that the relevant zone objective is not applied to land zoned E1 National Parks and Nature Reserves or E2 Environmental Conservation. This is to ensure that the public does not receive mixed messages regarding the accessibility of these lands for recreation and other tourist-related uses.	<p>The proposed new additional zone objectives related to the visitor economy are considered to provide flexibility and support tourism related land uses where these are appropriate.</p> <p>Any proposed development require landowners consent and would be subject to a merit based assessment.</p> <p>It is noted that National Parks and Wildlife Service will be invited to provide feedback as part of the public exhibition.</p>	No changes proposed.	None required.
Amendment 4 (Employment Land)			
No objection in restricting the types of uses allowed in the industrial and business zones as proposed.	Noted.	No changes proposed.	None required.
Amendment 5 (Bush Fire Hazard)			
Generally supportive of the intent of Amendment 5. It will largely operate to reduce opportunities for tourist-related development near Special Areas that are under NPWS or WaterNSW ownership or management. They also help protect such lands from additional potential ignition sources.	Noted.	No changes proposed.	None required.

Key Issue or Feedback Raised in Submission	Response to the issues raised	Any changes made to the Planning Proposal in response	Any other action required in response
The Bush Fire Provision Area Map is truncated in the west so it is unclear if the affected land includes areas such as Yerranderie. It would be beneficial for the proposed map to show the whole Wollondilly Local Government Area and then delineate the land application area within the wider shire boundary.	A new map has been included in the proposal to make this information more accessible.	The bushfire provision area map has been updated.	None required.
Concerned that, in terms of the scope of the proposed clause, there appears to be no associated heads of consideration. Encourages council to not only consider the bushfire risk on the proposed development, but also the proposed development on presenting a fire risk to adjoining land. The proposed clause may benefit by including consideration of bushfire protection measures (i.e. safeguards), and given the nature of the development types, emergency evacuation routes and whether these are truncated by fire-prone vegetation. The proposal would also benefit by describing how the indicative bush provision map has been derived.	<p>The planning proposal has been updated to provide clarity and further explanation of the intended effect of the proposed Bush Fire Provision Area Mapping as required by the Gateway determination.</p> <p>The clause has been proposed as the Strategic Bushfire Study concluded that there are locations within Wollondilly, where development for the purposes enabled by this planning proposal may not be appropriate at certain scales or during period of heightened risk. Rather than prohibit development outright the study has considered alternative mechanisms so that development could still be undertaken during safe periods.</p> <p>The area identified on the proposed Bushfire Provision Map has been informed by the outcomes of the Strategic Bush Fire Study and is set out in the planning proposal document. The Study is also provided as an appendix.</p>	No changes proposed.	None required.
General			
Suggests additional notation within the planning proposal document is included to respond to <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> .	The suggested additional matters are supported.	The relevant section of the planning proposal has been updated to note that any future development in the Sydney Drinking Water Catchment would need to have a NorBE on water quality and incorporate Water NSW's current recommend practices (CRPs).	None required.
Western Sydney Airport Co			
No feedback received to date.	Any feedback received during the public exhibition will be considered as part of the post exhibition review of the planning proposal.	No changes proposed.	None required.

Appendix E

Wollondilly Visitor Economy Study (April 2021)

*Prepared by Hill PDA on behalf of Wollondilly Shire Council
Council Reference CM 8356~2 #177*

Appendix F

Wollondilly Employment Land Strategy (February 2021)

*Prepared by Hill PDA on behalf of Wollondilly Shire Council
Council Reference CM 11260-2 #390*

Appendix G

Wollondilly Strategic Bush Fire Study (Nov 2021)

Prepared by EcoLogical Australia on behalf of Wollondilly Shire Council
Council reference: CM 8356 #157

Appendix H

Agenda & Minutes from Wollondilly Local Planning Panel

Extract from Agenda and Minutes from Wollondilly Local Planning Panel held on 27 May 2021

Council reference: CM 8356 #889

Appendix I

Agenda & Minutes from Ordinary Council Meeting

Extract from Agenda and Minutes of the Ordinary Meeting of Council held on 15 June 2021

Council reference: CM 8356 #88

Appendix J

Gateway determination confirming amendment should proceed

Gateway determination issued 23 July 2021
Council reference: CM 8356 #112