

7.5 DRAFT PLANNING PROPOSAL - 2 JARVISFIELD ROAD, PICTON NSW

Reason for LPP Referral: Local Planning Panel Direction – Planning Proposals, issued on 27 September 2018, requires all planning proposals be referred to the LPP for advice before Council considers the matter.

Address: 2 Jarvisfield Road, Picton

Current Zoning: RU2 Rural Landscape

Proposal: Draft Planning Proposal to amend the Wollondilly Local Environmental Plan 2011 to enable Seniors Living on the site.

Applicant: Michael Brown Planning Strategies Pty Ltd

EXECUTIVE SUMMARY

- a) The purpose of the Council report is to seek the Wollondilly Local Planning Panel's (the Panel) advice on a draft planning proposal received for land at 2 Jarvisfield Road, Picton.
- b) The proposal seeks to amend the *Wollondilly Local Environmental Plan 2011* to enable development of 54 Seniors Living dwellings on the site. It seeks to do this by including a new additional permitted use for the site and by reducing the minimum lot size for subdivision.
- c) Community and stakeholder feedback was invited on the draft planning proposal through a preliminary notification period between 13 February 2019 and 13 March 2019. 9 community submissions were received; most of these objected to the proposal. 7 public agency submissions were also received.
- d) While Council acknowledge the merit of creating more diverse housing, this site is not considered to be well located, cannot be adequately serviced in terms of infrastructure and will negatively impact on scenic landscape values. The proposed amendments are considered to be inconsistent with the current strategic planning framework.
- e) The draft planning proposal is not considered to have strategic or site specific planning merit and is not supported.

PUBLIC SUBMISSIONS

There were three registered speakers.

PANEL CONSIDERATIONS AND REASONS FOR ADVICE

On Monday 26 April 2021, the Panel inspected the subject site at 2 Jarvisfield Road, Picton.

During deliberations, the Panel noted that:

- 1. The proposal is not consistent with Council's land use vision as detailed in the Local Strategic Planning Statement.
- 2. Whilst the Local Housing Strategy does support the need for more diverse housing, the Panel had particular concerns with regards to the strategic merits of the application, the appropriateness of seniors living within that location, the issues of accessibility to and from the site, the visual impact at the entrance to Picton, the quality of place-making within the development and the capacity of the site to manage wastewater.

ADVICE

The Wollondilly Shire Local Planning Panel advises Council that the proposal does not have sufficient strategic or site specific merit to be supported for the reasons set out above and as in the Council officer's report.

VOTING

4/0

The public part of the meeting closed at 4.57pm

The full meeting closed at 7.25pm.

The minutes of this meeting were confirmed by the Chair.

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CHAIRPERSON