

## ATTACHMENT 1 – ASSESSMENT AGAINST CREATE WOLLONDILLY; COMMUNITY STRATEGIC PLAN

COUNCIL'S POSITION ON GROWTH	
Key Principles & Objectives	Assessment
<p><b>1. Rural Protection</b></p> <p>Council is committed to managing growth so as to:</p> <ul style="list-style-type: none"> <li>• Protect our rural lands, rural landscapes and their surrounding environments;</li> <li>• Protect the natural resources and systems upon which agriculture depends;</li> <li>• Support and maintain a viable agricultural industry and encourage further agricultural investment in the Shire;</li> <li>• Minimise the fragmentation of rural lands;</li> <li>• Minimise rural land use conflict.</li> </ul>	<p>The proposal to include additional permitted uses for the tourism component of the site rather than rezone the land will retain potential for agricultural uses.</p> <p>However the proposed 1 ha lots E4 zoned Environmental Living are unlikely to support viable agricultural uses and will result in the fragmentation of rural lands.</p>
<p><b>2. Growth in and around our existing centres</b></p> <p>Council will only support appropriately scaled growth within and around its existing towns and villages that:</p> <ul style="list-style-type: none"> <li>• Respects the character, setting and heritage of those towns and villages;</li> <li>• Supports the economic and social sustainability of those towns and villages;</li> <li>• Mitigates or minimises adverse environmental impacts;</li> <li>• Retains green space/rural lands separation between towns and villages;</li> <li>• Incorporates appropriate and timely infrastructure provision to meet the needs of the existing and incoming population;</li> </ul>	<p>The land does not adjoin Picton township and is located around 3 kms by road from the town centre.</p> <p>Tourism development would provide employment opportunities and attract visitors to the area which would assist the local economy.</p> <p>It is proposed to conserve native remnant bushland within the site.</p> <p>Wastewater services would need to be provided on-site and ensure that there is no impact on local watercourses, particularly Stonequarry Creek.</p> <p>Provision of a shared pathway along Barkers Lodge Road to Picton would improve access to the site.</p>

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<b>Key Principles &amp; Objectives</b>	<b>Assessment</b>
<ul style="list-style-type: none"> <li>• Addresses the cumulative impacts and infrastructure requirements when considered in conjunction with other proposals;</li> <li>• Does not compromise or conflict with the concept and vision of rural living (as defined in the following section of this CSP);</li> <li>• Has incorporated, and has been informed by extensive community engagement.</li> </ul>	
<p><b>3. Wilton New Town</b></p> <p>Council's priority focus for growth will be the development of a new town at Wilton and Council will not support the development of new towns or villages in other areas of the Shire. The vision for Wilton is to create a major new town over the next 20-30 years which will incorporate 16,600 homes for a population of approximately 50,000 people.</p>	Not applicable
<p><b>4. No other major growth areas</b></p> <p>Council will not be supporting major urban development or the development of new towns or villages within its rural areas including those parts of Wollondilly that are in the 'Greater Macarthur Land Release Investigation Area' (other than its commitment to the development of a major new town at Wilton). Council will therefore not be supporting major urban developments in the West Appin area.</p>	This draft Planning Proposal is located within the Metropolitan Rural Area although it does not comprise major urban development.

<b>CSP Theme – Sustainable and Balanced Growth</b>	
<b>Outcome/Strategy; What do we want?</b>	<b>Assessment</b>
<b>Strategy GR1 – Growth</b> <ul style="list-style-type: none"> <li>Manage growth to ensure that it is consistent with Council's Position on Growth and achieves positive social, economic, and environmental outcomes for Wollondilly's towns and villages.</li> </ul>	The proposed rural residential housing is not consistent with Council's role in managing growth as it will result in a relatively isolated housing area.
<b>Strategy GR2 – Built Environment</b> <ul style="list-style-type: none"> <li>Manage land use and development to achieve a high quality built environment and innovative planning outcomes, while protecting our agricultural and rural landscape.</li> </ul>	Tourism facilities are proposed to be built on a portion of the RU2 Rural Landscape zoned land and would need to ensure that the rural character is maintained.
<b>Strategy GR3 – Economic Development and Tourism</b> <ul style="list-style-type: none"> <li>Enhance economic development and tourism in Wollondilly Shire through the implementation of the Economic Development Strategy and the development of a Tourism Strategy and an Employment Strategy.</li> </ul>	The recently exhibited Draft Destination Management Plan supports the type of tourism facilities proposed.
<b>Strategy GR4 – Liveable Communities</b> <ul style="list-style-type: none"> <li>Plan for and enhance Wollondilly's liveability by encouraging great places to live with communities that are resilient, safe, affordable, healthy, well connected and retain their unique characters.</li> <li>Create a new walkable and connected community supported by integrated public transport and matched by sustainable long-term local employment growth.</li> </ul>	The proposed E4 Environmental Living Zone would result in a small rural-residential community which is not well connected to the Picton town centre and with no access to public transport.
<b>Strategy GR6 – Peri-urban lands</b> <ul style="list-style-type: none"> <li>Manage, promote and adequately protect peri-urban lands and their values</li> </ul>	The planning proposal would result in a large rural landholding being fragmented limiting its potential for alternative rural uses.

<p><b>Strategy GR7 – Agriculture</b></p> <p>Encourage and support agriculture and associated industries so that they continue to be a productive, sustainable and integral part of our economy, community, landscape and environment</p>	<p>The site is currently used for cattle grazing and contains a small orchard. The proponent intends to continue small scale agricultural pursuits to integrate with the tourism concept and facilities. However the proposed E4 Environmental Living zone would limit agricultural uses as the small 1ha lots proposed would limit potential uses.</p>
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