

ATTACHMENT – ASSESSMENT AGAINST KEY POLICY DIRECTIONS OF GROWTH MANAGEMENT STRATEGY

Key Policy Direction	Comment
EN1 General Policies	
P1 All land use proposals need to be consistent with the Key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	The planning proposal is not considered to be consistent with the key policy directions as it proposes rural-residential development in an isolated location.
P2 All land use proposals need to be compatible with the concept and vision of “Rural Living” (defined in Chapter 2 of the GMS).	The planning proposal would result in a reduction of rural land which is suitable for agricultural uses.
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	The planning proposal was notified to residents/households living within a 2 km radius of the site.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	The personal financial circumstances of the landowner were raised in terms of the need to have the residential component to support the tourism facility but are not relevant planning considerations for Council.
P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.).	The proposed rural-residential development is inappropriate and there may be inadequate infrastructure in terms of reticulated water and wastewater to service both the residential and tourism components.
EN2 Housing Policies	
P6 Council will plan for adequate housing to accommodate the Shire’s natural growth forecast.	The proposed residential growth is not required to meet natural growth.
P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.	There is an adequate supply of rural-residential housing to meet housing diversity needs around the Picton areas.
P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the “rural fringe”).	The proposed housing density is relatively low but is distant from the edge of Picton.
P10 Council will focus on the majority of new housing being located within or	The proposed housing would not be within or immediately adjacent to Picton.

immediately adjacent to its existing towns and villages.	
EN3 Macarthur South Policies	
Key Policy Directions P11, P12, P13 and P14 are not applicable to this planning proposal. The subject land is not with the Macarthur South area.	
EN4 Employment Policies	
P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.	The proposed tourism facilities are considered to have potential as an employment generating initiative.
P16 Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.	The proposal to rezone the land for tourism would result in a loss of potential agricultural land which could be used to generate employment. It would be preferable for additional tourism uses to be included in Schedule 1 of WLEP to enable the continuation of agricultural uses.
EN5 Integrating Growth and Infrastructure	
P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.	<p>There is concern about the adequacy of wastewater services as the site is unable to be serviced by Sydney Water.</p> <p>The site is not located near public transport. Additional traffic would increase current transport issues at the intersection of Barkers Lodge Road and Argyle Street and in Picton Town Centre generally. Tourist vehicles such as buses would increase the need for road maintenance along Barkers Lodge Road.</p> <p>There is no pedestrian path or cycleway connecting the site to Picton town centre.</p>
P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.	The proposed residential development is outside town centres and it would be costly to service adequately.
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	This proposal would result in dispersed population growth.
P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate	The growth would be outside the PTT area.

smaller growth opportunities are identified for other towns.	
EN6 Rural and Resource Lands	
P21 Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.	The proposal would result in the loss of viable agricultural land.
P22 Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining where possible practicable, existing dwelling and subdivision entitlements in rural areas.	This proposal is for incremental growth resulting in fragmentation of rural lands.