

ATTACHMENT 4 – ASSESSMENT AGAINST CREATE WOLLONDILLY; COMMUNITY STRATEGIC PLAN

COUNCIL'S POSITION ON GROWTH	
Key Principles & Objectives	Assessment
<p>1. Rural Protection</p> <p>Council is committed to managing growth so as to:</p> <ul style="list-style-type: none"> • Protect our rural lands, rural landscapes and their surrounding environments; • Protect the natural resources and systems upon which agriculture depends; • Support and maintain a viable agricultural industry and encourage further agricultural investment in the Shire; • Minimise the fragmentation of rural lands; • Minimise rural land use conflict. 	<p>This proposal opposes the key principles & objectives as the rural land/landscape of the area has the potential to be negatively impacted through the implementation of residential zones and intensified development. The agricultural land of the site currently benefits from surrounding rurally zoned areas, allowing the land form to be supported naturally. The land adjacent to this proposal are subject to two planning proposals – one to include environmental zoning and the other to provide a mix including large amounts of residential. In the current form, this proposal does not support or promote the existing viability of the agricultural land.</p> <p>The proposal is not located within a close proximity to the existing township of Bargo, creating a fragmented proposal site with rural land existing between the township and the proposed site. The proposed zoning will allow the site to increase in housing density significantly impacting on the rural land of the area, adding pressures to the existing rural infrastructure and potentially the existing rural uses surrounding the site.</p>
<p>2. Growth in and around our existing centres</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"> • Respects the character, setting and heritage of those towns and villages; • Supports the economic and social sustainability of those towns and villages; 	<p>This proposal appears to be inappropriately scaled in relation to the location of the site, both with the proposed density in a majority rural area and the proximity of the proposal from the existing township. The proposal also requires a large amount of vegetation clearing to ensure the suitability of the land to contain residential development.</p> <p>An increase of potential housing would need to see the increase of infrastructure to provide for and to enhance the existing Bargo township infrastructure. If the other proposals in the area are gazetted, the stress on</p>

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<ul style="list-style-type: none"> • Mitigates or minimises adverse environmental impacts; • Retains green space/rural lands separation between towns and villages; • Incorporates appropriate and timely infrastructure provision to meet the needs of the existing and incoming population; • Addresses the cumulative impacts and infrastructure requirements when considered in conjunction with other proposals; • Does not compromise or conflict with the concept and vision of rural living (as defined in the following section of this CSP); • Has incorporated, and has been informed by extensive community engagement. 	<p>the existing infrastructure will increase dramatically and would require increased further improvements. Such considerations have not yet been discussed.</p>
<p>3. Wilton New Town</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>	<p>This proposal is not proposing a new town or village.</p>
<p>4. No other major growth areas</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>	<p>This proposal is not considered to be 'major urban development'.</p>

CSP Theme; Sustainable and Balanced Growth	
Outcome/Strategy; What do we want?	Assessment
Strategy GR1 – Growth <ul style="list-style-type: none"> Manage growth to ensure it is consistent with Council’s Position on Growth and achieves positive social, economic, and environmental outcome for Wollondilly’s towns and villages. 	<p>This proposal is considered to be growth that will create fragmented rural lands and is not located within close proximity to the existing township. It is not believed that this proposal - with the scale and location of the site – will positively enhance the social, economic and environmental outcomes for Wollondilly’s towns and villages.</p>
Strategy GR2 – Built Environment <ul style="list-style-type: none"> Manage land use and development to achieve a high quality built environment and innovative planning outcomes, while protecting our agricultural and rural landscape. 	<p>The existing agricultural and rural landscape of the proposed site will not be protected or maintained as a result of this proposal in its current form.</p>
Strategy GR3 – Economic Development and Tourism <ul style="list-style-type: none"> 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. 	<p>This proposal is seeking to introduce residential development to existing rural land, there is no tourism focus identified.</p>
Strategy GR4 – Liveable Communities <ul style="list-style-type: none"> 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. Create a new walkable and connected community supported by integrated public transport and matched by sustainable long-term local employment growth. 	<p>The site currently is not supported by the infrastructure and walkability as required within a liveable community. The current form of the proposal does not pose enhancements to the Bargo township in terms of public infrastructure and its connectedness. If this proposal were to progress, this aspect would be addressed appropriately.</p>

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Outcome/Strategy; What do we want?	Assessment
Strategy GR6 – Peri-urban lands <ul style="list-style-type: none"> • Manage, promote and adequately protect peri-urban lands and their values 	The proposal will create the fragmentation of rural land between the existing township and proposal site. This will create implications on the remaining rural land in addition to potential conflicting zoning.
Strategy GR7 – Agriculture 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	The current uses of the properties within the proposal site and the properties connecting it to the existing township are unknown. Whether or not those properties are currently being used for agricultural purposes, the future potential will be greatly impacted by this planning proposal.