

Attachment 5: Assessment against GMS 2011

Assessment against the Key Policy Directions of the Wollondilly GMS 2011;

Key Policy Direction	Comment
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 draft Planning Proposal is considered to be inconsistent with the Key Policy Directions P2, P5, P8, P9, P10, P18 and P22.
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 site does not appear to comply with the "rural living" concept in the GMS due to the proposed zoning and lot sizes. The location of the site in comparison to the future growth areas appear to provide some merit to this proposal as a potential future consideration.
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	An initial community notification period has been conducted with adjacent & nearby landowners for an opportunity to raise a submission. This process will occur again formally at the public exhibition stage should the proposal progress.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	There has been no consideration to the financial circumstances of landowners.
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.).	<p>This Planning Proposal is located in the general vicinity of a potential residential growth area demonstrated in the Bargo Structure Plan of the GMS 2011. The ideal approach is to uniformly provide housing within close proximity to the town centre at a rate that supports the demand.</p> <p>This site including only the 4 lots identified does not benefit General Policy P5 as it would create fragmented zoning between rural-residential and the town centre.</p>

	<p>The location of the site is adjoining Government Road which forms a barrier for future development where lower density housing would be more appropriate.</p>
Housing Policies	
<p>P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.</p>	<p>The proposal is appropriate for achieving the Shire's forecast population growth in Bargo as it proposes to increase housing supply.</p>
<p>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.</p>	<p>The zoning and minimum lot sizes (700 and 975 square metres) proposed will allow a variety of housing types to be developed in the area. It is considered that the proposed potential diverse housing will not be appropriate in the site location.</p>
<p>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").</p>	<p>The proposal is situated more to a 'rural fringe' location of the township, where the density of the housing in that area should be very low to provide a transition from the small lot inner residential lots to the large lot outer rural lands.</p> <p>The current proposed minimum lot sizes demonstrate the opportunity for medium density housing. The site is not located or connected to the existing residential areas of the township, therefore this proposal is not deemed to be a suitable approach to achieving the growth of the Bargo region.</p>
<p>P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.</p>	<p>The site is located within close proximity to the potential future residential growth areas for Bargo identified within the GMS Structure Plans. However, the proposal is situated away from the existing township and is disconnected from the existing residential area.</p> <p>This proposal has the potential to create a section of rural land between residentially</p>

	zoned areas - an undesirable outcome for Council.
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.	Not applicable.
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 proposal does not provide specific employment opportunities. It does provide local opportunity for employment through the planning and construction periods. There is also an opportunity for an increase in home businesses.
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.	<p>The accumulative increase of potential population provides the opportunity for increased use of the existing business area of the Bargo township.</p> <p>The opportunity for home businesses also provide support for the local economy.</p>
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>The site is identified to have access to water, telephone and electricity connections that will be addressed fully as the proposal progresses.</p> <p>The existing infrastructure is anticipated to withstand the added loading resulting from this proposal, with future studies and agency consultation to be carried out to ensure the provisions of infrastructure and services.</p> <p>Effluent is proposed to be managed by a not yet constructed Water Recycling Facility at 25 Government Road.</p>
P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the	This site is not located directly adjacent or connected to an existing residential area. It is located in the vicinity of the recognised growth

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.	<p>areas of the region within the GMS Structure Plans.</p> <p>The proposed zoning encourages a more 'inner town' housing density where the site is located in such an area that is more suited to larger lots as they provides larger properties on the residential fringe to the east of the town centre.</p>
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The site is dispersed from the main Bargo township as the proposal does not provide a logical link to the residential areas of Bargo. However, it should be noted that the proposed site is located in the potential future residential growth areas for Bargo but it is not currently located within close proximity to residential land and will instead be achieving a fragmentation of existing rural land between the proposal site and the Bargo main street.
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 smaller growth opportunities are identified for other towns.	The site is located within the Bargo area.
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 does not appear to compromise any of the Shire's land with regard to environmental, heritage or economic potential. Future specialist studies will provide further clarification.
P22 Council does not support incremental growth involving increased dwelling entitlements and/or rural	Rural land fragmentation will be created by this proposal which is an undesired outcome for Council. An alternative approach to the

lands fragmentation in dispersed rural areas. Council is however committed to maintaining where possible practicable, existing dwelling and subdivision entitlements in rural areas.	land zoning is likely for this proposal to progress.
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