



# **ATTACHMENTS**

**Wollondilly Shire Local Planning Panel  
Meeting**

**29 November 2018**



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**Clause 4.6 variation**

**For a  
Proposed Two Storey Dwelling House  
at  
1 Stargard Crescent  
Picton**

**Planning Outcomes Pty Ltd  
September 2018  
0417 467 509**



***Request for a Variation to a Development Standard - Clause 4.6 of the Wollondilly LEP 2011***

***1. Proposal***

Development consent is sought for a proposed two storey dwelling house at 1 Stargard Crescent Picton. The site is described as Lot 27 DP 1173845. The site has an area of 3,505m<sup>2</sup>. The site is zoned R5 Large Lot Residential under the provisions of the Wollondilly LEP 2011.

Clause 4.2A(3) of the Wollondilly LEP 2011 stipulates that consent must not be granted for a dwelling house on a lot on which no dwelling house has been erected in the R5 zone unless the land is:

- a) a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or*
- (b) a lot created before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or*
- (c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.*

The Lot Size Map stipulates that the minimum subdivision lot size is 4,000m<sup>2</sup>. The subject site, Lot 27 was created as part of a seven lot subdivision of Lot 24 DP 1087690 that was approved by Wollondilly Council on 20 February 2012. The approval of the subdivision was made after the Wollondilly LEP came into effect on 23 February 2011. The site is currently vacant. As the approval for the subdivision was granted after the commencement of the Wollondilly LEP, a request for a variation to a development standard is required to be made under Clause 4.6 of the Wollondilly LEP. The variation to the development standard is 495m<sup>2</sup> or 12.4%.

***2. Objectives of Clause 4.6***

The objectives of Clause 4.6 are:

- to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
- to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

The consent authority must not grant consent to development that contravenes a development standard unless the consent authority has received a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating that:

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- *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.*
- *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- *that there are sufficient environmental planning grounds to justify contravening the development standard*

### **3. Consideration**

**3.1 The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.**

#### **3.1.1 Objectives of the Standard - Clause 4.2A - Erection of dwelling houses on land in certain residential, rural and environmental protection zones**

The objectives of this clause are as follows:

- (a) *to minimise unplanned rural residential development,*
- (b) *to enable the replacement of lawfully erected dwelling houses in residential, rural and environmental protection zones,*
- (c) *to protect and manage areas of high ecological and scenic landscape value by preventing dwelling houses on parcels of a size that may have those values damaged by such development,*
- (d) *to maintain existing development opportunities by providing certainty about the area of land required for the erection of a dwelling house,*
- (e) *to control rural residential density affected by historical subdivision patterns in Zone R5 Large Lot Residential.*

Lot 27 is part of an approved subdivision of seven allotments of land. The consent included the construction of six dwellings. The subdivision approval includes an identified building envelope on Lot 27 within which a future dwelling house is to be constructed. The current development proposal is for a dwelling house to be constructed within the identified building envelope.

It is considered that the proposed development is consistent with the objectives of the development standard as follows:

- *the proposed dwelling house is to be erected on an allotment of land that is part of an approved rural residential subdivision and is not part of an unplanned rural residential development*
- *the proposed dwelling house is to be erected within an approved building envelope which provides certainty about the area of land required for the erection of the dwelling house*

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- the proposed dwelling house is to be erected within an identified building envelope approved as part of a rural residential subdivision that has had regard to the ecological and scenic landscape values of the land.

### **3.1.2 Objectives of the R5 Large Lot Residential zone**

The objectives of the R5 Large Lot Residential Zone are:

#### *Objectives of zone*

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within the zone and land uses within adjoining zones.*

The proposed dwelling house is to be located within an identified building envelope which is part of an approved rural residential subdivision for seven allotments of land and the construction of six dwelling houses. It is considered that the proposed dwelling house is consistent with the objectives of the zone as follows:

- the proposed dwelling house is located within an approved rural residential subdivision that provides residential housing within a rural setting while preserving and minimising impacts on environmentally sensitive locations and scenic quality
- the proposed dwelling house is located within an approved rural residential subdivision that is within in area zoned for such development. The zoning of the site for rural residential development reflects that future development will not hinder the proper and orderly development of urban land in the future.
- the proposed dwelling house is located within an approved rural residential subdivision that is within in area zoned for such development. The zoning of the site for rural residential development reflects that the residential density proposed is suitable for the public services and facilities available for the land.
- the proposed dwelling house is located within an approved rural residential subdivision that is within in area zoned for such development. The zoning of the site for rural residential development and the size of the approved lots will minimise conflict between land uses within the zone and within adjoining zones.

**3.2 That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and**

The reasons in support of the variation are:

- The approved allotment size of 3,505m<sup>2</sup> is sufficiently large to allow a new dwelling house to be constructed without causing unreasonable amenity impacts to adjoining properties.
- The variation of 12.4% is sufficiently small to still allow a rural residential use of the land consistent with the zoning of the land.
- The approved allotment size of 3,505m<sup>2</sup> is sufficiently large to enable a future dwelling house to comply with the requirements of the Wollondilly DCP with regard to setbacks and site coverage requirements.
- The recent Land and Environment Case, Four2Five vs Ashfield Council (2015) NSWLEC 90 requires any variations to the standards to demonstrate something more than just achieving the objectives of the standard. In this case, Wollondilly Council has approved a rural residential subdivision with lots less than 4,000m<sup>2</sup> and dwelling houses to be located on these allotments of land that are less than 4,000m<sup>2</sup> in size.

**3.3 That there are sufficient environmental planning grounds to justify contravening the development standard.**

The proposed dwelling house is to be located within an approved building envelope that is within the environmental capacity of the land to sustain. The proposed dwelling house is located within an approved rural residential subdivision that is within an area zoned for such development. The approved rural residential subdivision and the proposed dwelling house are consistent with the objectives of the R5 zone.

The proposal will have neutral impact in terms of environmental planning considerations and therefore satisfies the provisions of Clause 4.6(3)(b) of the Wollondilly LEP 2011.

**4. Conclusion**

The proposed development, which is to construct a dwelling house on an allotment of land which has an area of less than the minimum allotment size of 4,000m<sup>2</sup> is considered to satisfy the requirements of Clause 4.6 of the Wollondilly LEP 2011 for the following reasons:

1. It is considered that the proposal satisfies the objectives of Clause 4.6
  - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

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*(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

as the rural residential allotment of 3,505m<sup>2</sup> was approved by Wollondilly Council as part of a planned rural residential subdivision. To not allow the construction of a dwelling house on the approved allotment would not result in a better planning outcome.

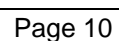
2. Compliance with the development standard is unreasonable and unnecessary in the circumstances of this case for the reasons outlined above.

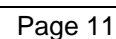
3. There are sufficient environmental planning grounds to justify contravening the development standard as outlined above.

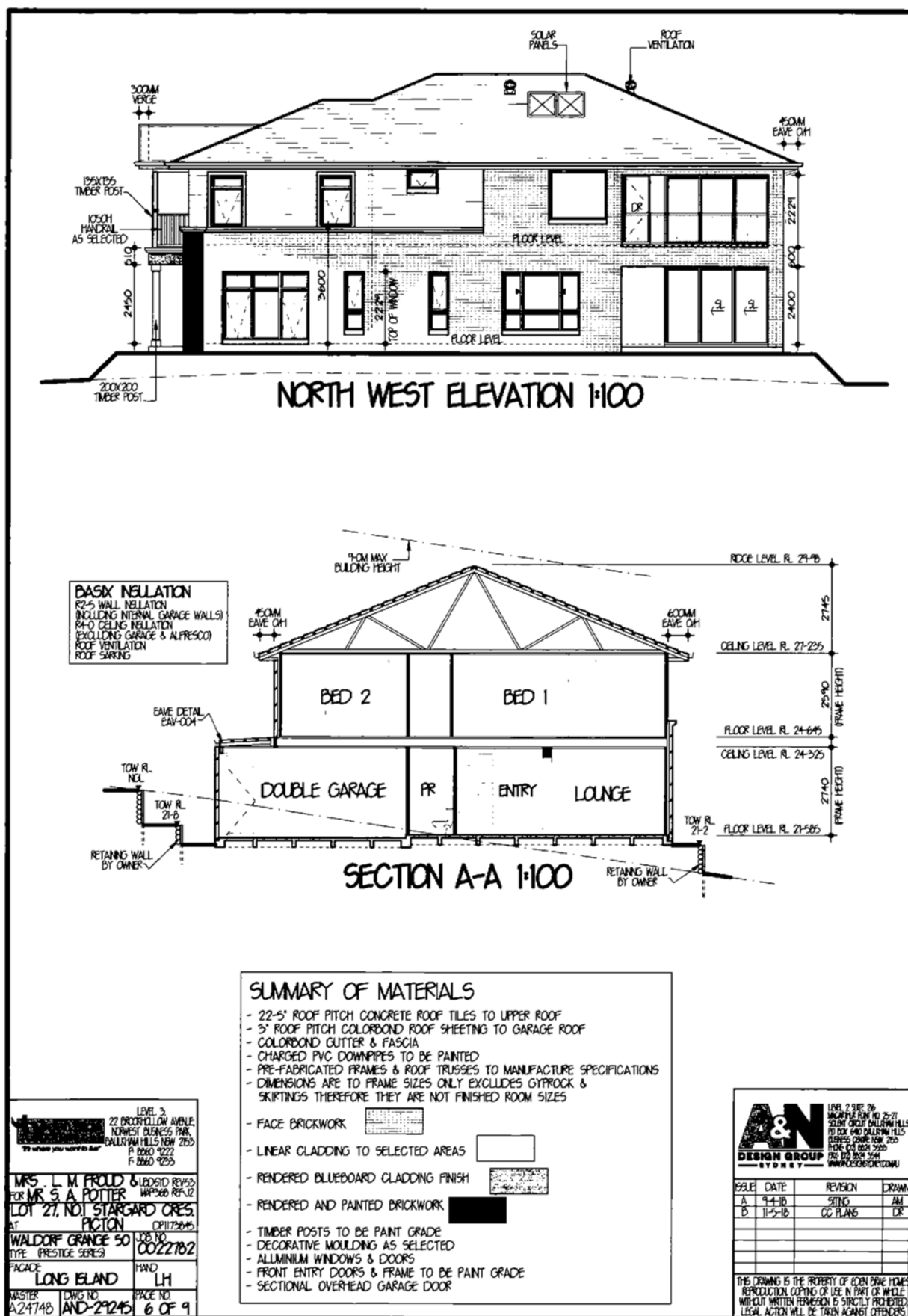
4. The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone as outlined above.

5. The non-compliance with the development standard does not raise any matters of significance for State and Regional planning. There is no public benefit in maintaining the development standard in this particular case.

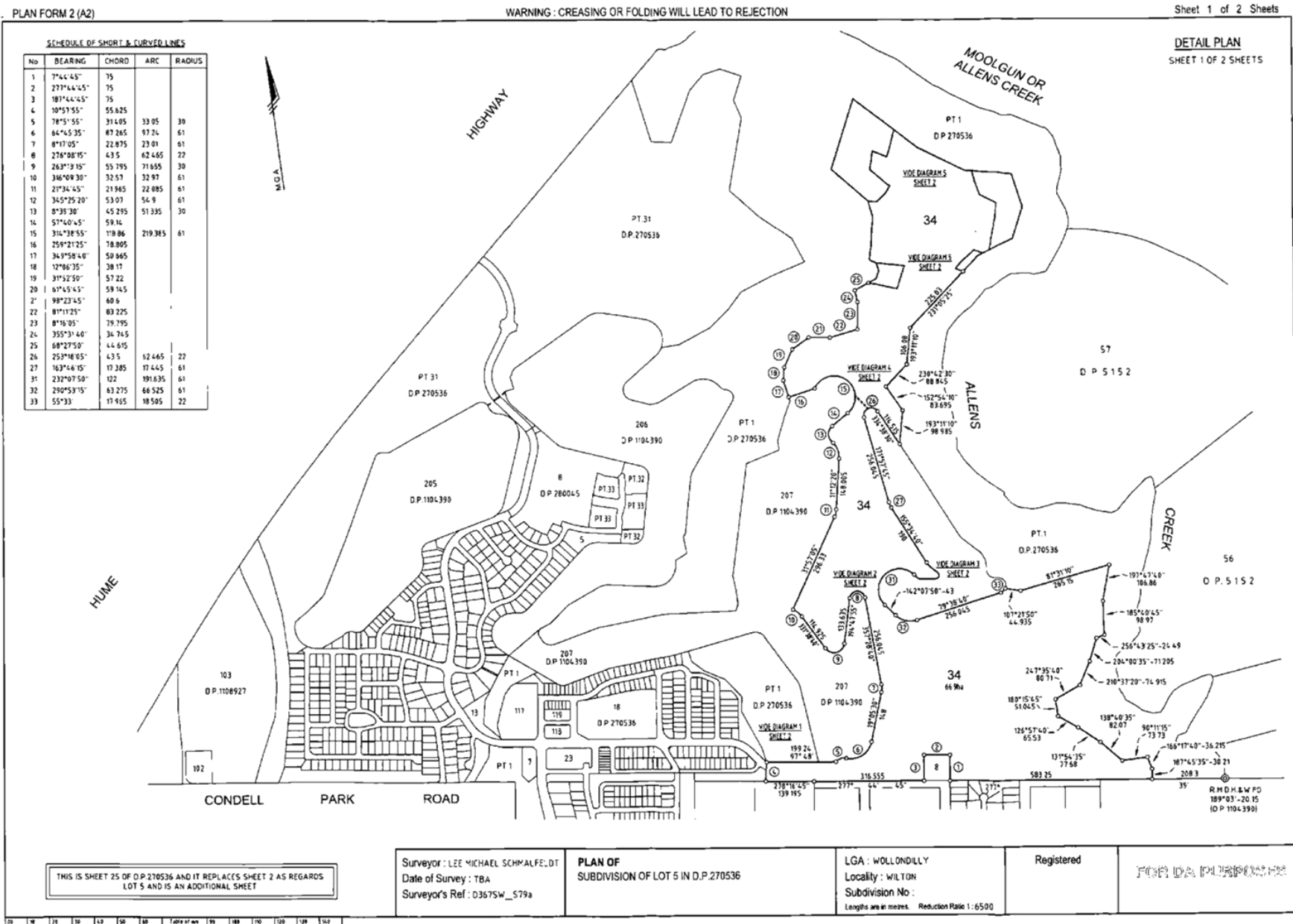
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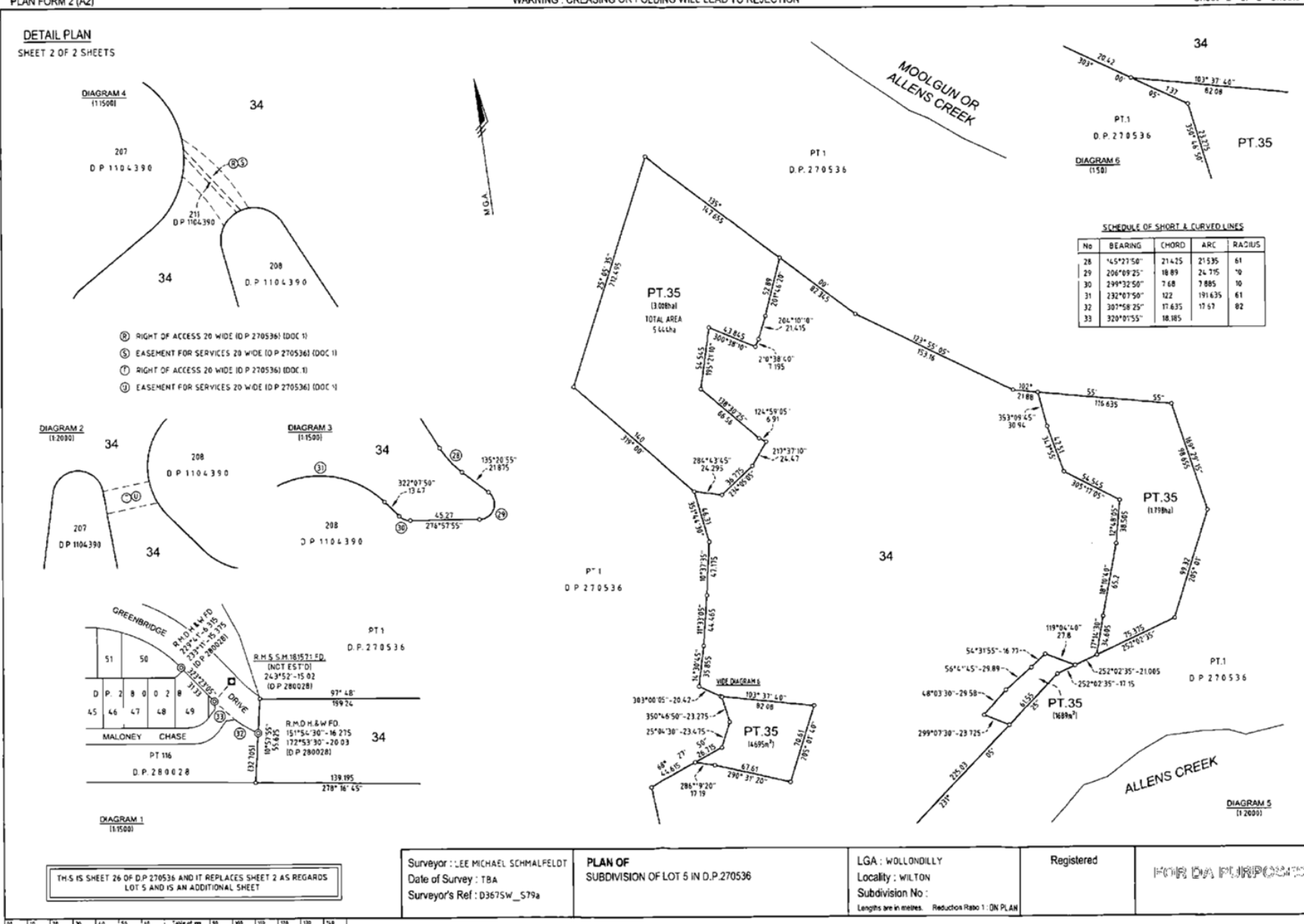
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Sheet 2 of 2 Sheets

## DETAIL PLAN

SHEET 2 OF 2 SHEETS



**Attachment 2 – Detailed assessment against Wollondilly Development Control Plan 2016**

**Volume 1 – General**

Relevant Provisions			Comment
Part 1 - Preliminary			
1.2 Objectives of the Plan			
1	To assist in the realisation of the aims of Wollondilly Local Environmental Plan, 2011.	The development is not inconsistent with the aims of the Wollondilly Local Environment Plan 2011	
Part 2 - General considerations for all development			
2.1 Objectives			
1	To ensure that developments are undertaken with due regard to human safety.		
2	To ensure that developments do not unreasonably impact on their surrounds.		
3	To ensure that developments achieve a satisfactory level of social equity.		
2.2 Controls			
1	The consent authority shall consider the following safety and human health risks in assessing a development application under this volume:	All potential hazards listed below have been considered as part of this application.	
a)	Road and traffic hazards;		
b)	Bushfire threat;		
c)	Flood risk;		
d)	Noise, vibration, pollution, odour, radiation or waste from surrounding land uses;		
e)	Exposure to electricity transmission systems;		
f)	Exposure to radiation from telecommunications infrastructure;		
g)	Potential exposure to children of material (including signage) from any nearby restricted premises and/or sex services premises;		
h)	Hazards from vehicles within car parking areas; and		
i)	Hazard from potential contamination of the land.		
Part 4 – Community Engagement			

Relevant Provisions		Comment
The purpose of this part is to ensure that members of the public potentially affected by a proposed development have input into the assessment process before a final decision is made on a development application. It outlines Council's notification and advertising procedure for development applications.		
4.1 Development applications to be notified		
		The development was notified to adjoining landowners as per the requirements of this clause.
4.2 Requirements for notification		
		The development was notified to adjoining landowners as per the requirements of this clause.
<b>Part 7 – Aboriginal Heritage</b>		
<b>7.1 Objectives</b>		
a)	To achieve appropriate means of conservation, management and protection for archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.	
b)	To achieve compliance with the requirements of the National Parks and Wildlife Act, 1974 and associated Regulations and guidelines with respect to Aboriginal objects and Aboriginal places of heritage significance.	
c)	To consider and manage Aboriginal objects and Aboriginal places of heritage significance at the earliest practical stages in the land development process.	
<b>7.2 Controls</b>		
1.	There is impact or disturbance to the content, or within the immediate vicinity (100 metres) of a known Aboriginal object or Aboriginal place of heritage significance;	The development does not require any physical works.  The development consent issued by the Land and Environment Court in case 158921 of 2016 on 28 September 2016 requires under condition 1(7) that a Conservation Management Plan for Aboriginal Archaeology is prepared by a qualified archaeologist to accompany any future development application with works involved. Given this development application does not involve works, it is not considered to be required at this stage.
2.	There is impact or disturbance to, or within the immediate vicinity (100 metres) of a previously recorded or known Aboriginal object or Aboriginal place of heritage significance and can include a cultural landscape, an existing or former ceremonial ground, a burial ground or cemetery, a story place or mythological site, a former Aboriginal reserve or historic encampment, or an archaeological site of high significance;	
3.	A proposal (including subdivision) which affects primarily undeveloped land (irrespective of land size) and has the following site features: <ul style="list-style-type: none"> <li>river frontage</li> <li>creek line</li> <li>sandstone exposures at ground level larger than 5m<sup>2</sup></li> <li>sandstone cliff line or isolated boulder higher than 2m</li> <li>disturbance to the roots, trunk, branches, of old growth trees, which are native to the Wollondilly Shire and greater than 150 years of age.</li> </ul>	

Relevant Provisions		Comment
4.	Ensure that all works cease in the vicinity of any previously unidentified Aboriginal objects or places identified during excavation and construction and that the following be notified	
a)	The Office of Environment and Heritage NSW (OEH)	
b)	A qualified archaeologist	
c)	Aboriginal stakeholders.	
5.	Ensure that should human skeletal remains be discovered that the following process will be undertaken:	
a)	The remains will be reported to the police and the state coroner.	
b)	Wollondilly Shire Council and the land owner will be notified of the find.	
c)	Aboriginal stakeholders will be notified of the find.	
d)	OEH NSW will be notified.	
6.	If the skeletal remains are of Aboriginal ancestral origin an appropriate management strategy will be developed in consultation with the Aboriginal stakeholders.	
7.	The find will be recorded in accordance with the National Parks and Wildlife Act 1974 (NSW) and the NSW NPWS Aboriginal Cultural Heritage Standards and Guidelines Kit.	
8.	The findings will be incorporated into any proposed Aboriginal Heritage Plan's management regime.	
Part 9 – Environmental protection		
9.1 Objectives		
1.	To improve and maintain environmental outcomes for the areas mapped as natural resources biodiversity and natural resources water under Wollondilly Local Environmental Plan, 2011.	
2.	To improve and maintain environmental outcomes for unmapped areas of biodiversity and/or riparian value.	
3.	To maintain links between identified environmentally sensitive land and provide habitat and riparian corridors and appropriate buffer zones to these areas.	
9.2 Interpretation (refer to DCP for further details)		
9.3 Controls		
1.	Development carried out on areas mapped as 'sensitive land' on the Natural Resources – Biodiversity Map and the Natural Resources Water Map under Wollondilly Local Environmental Plan, 2011 shall occur so as to either avoid, minimise or mitigate any adverse impact as detailed in Clause 7.2 and 7.3 of Wollondilly Local Environmental Plan 2011.	Pt 1 DP 270536 is mapped Natural Resources Biodiversity. The development proposed to add more land to Pt 1 DP 270536. No physical works are proposed.

Relevant Provisions		Comment
		Therefore, impact on the environmentally sensitive land is avoided.
5.	All stormwater generated from any development shall be treated to an acceptable standard to maintain water quality. In determining the "acceptable standard" the consent authority shall be mindful of the relevant guidelines of the State and Federal Governments. This treatment must be undertaken outside any areas mapped as sensitive land in the Natural Resources – Water map under Wollondilly Local Environmental Plan, 2011.	Noted for future subdivision applications resulting in residential development.
6.	Nothing in this section prevents minor works on environmental land for the purposes of providing infrastructure.	Noted
Note: Compliance with the above controls does not guarantee that consent would be granted for the development; the requirements of the Threatened Species Act, 1995, Native Vegetation Act, 2003 and the Environmental Protection and Biodiversity Conservation Act, 1999 would need to be satisfied if approval is required under those acts of legislation.		

### Volume 3 – Subdivision of Land

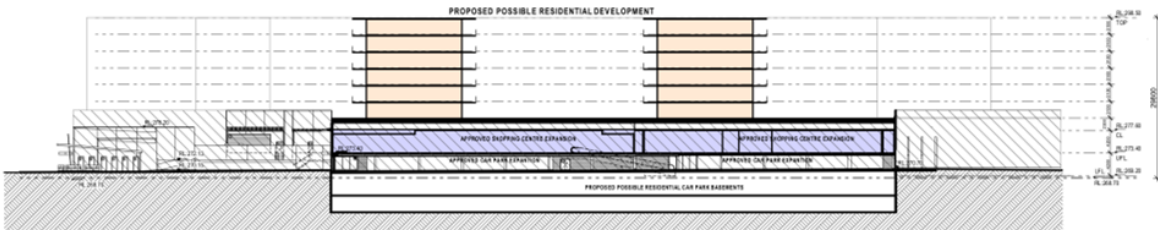
Relevant Provisions		Comment
<b>Part 2 – General Requirements for all Development</b>		
<b>Objectives</b>		
1.	To ensure that new allotments created by the subdivision of land are provided with adequate public roads.	
2.	To ensure that the subdivision of land is only undertaken in locations where the road network is able to provide, or be made capable of providing adequate servicing.	
3.	To ensure new roads are safe and efficient.	
4.	To ensure access points for rural subdivisions are located at safe locations within the road network.	
5.	To ensure pedestrian and cycle paths are provided where required to maximise the uptake of healthy and sustainable transport options.	
6.	To ensure splay corners are dedicated at intersections so that intersections can be maintained to maximise sight distances and to maximise flexibility to upgrade intersections in the long term.	
<b>Controls</b>		
1.	All new public roads must comply with Council's design specifications including kerb and guttering, drainage pedestrian paths and street lighting.	No public roads are proposed.
2.	All access handles must comply with the following minimum widths: (refer to the DCP for further details)	No access handles proposed.

	Relevant Provisions	Comment
3.	In the case of an access handle servicing one allotment the access handle must wholly be part of the allotment it is servicing.	No access handles proposed.
4.	In the case of an access handle servicing more than one allotment the access handle must be part of each of the allotments it is serving with reciprocal rights of carriageway provided.	No access handles proposed.
5.	Road infrastructure enhancement shall be provided to existing roads in accordance with the following table unless the improvements are already present: (see DCP for further details)	The development application is not for residential subdivision, and no roads are proposed or required.
6.	All intersections and new vehicular access points to public and/or private roads must have the relevant safe intersection sight distance for the relevant speed environment.	Not applicable
7.	New street lighting must use only LED type lights.	Not required
8.	Access handles servicing more than 1 allotment in a rural, residential or environmental zone must be provided with a streetlight within a reasonable proximity (to be determined by Council and imposed as a condition of development consent) to the point where the access handle connects to the public road. Where existing street lighting in the vicinity of the site is deemed to be adequate by Council this condition does not apply.	No access handles proposed.
<b>Objectives</b>		
1.	To ensure wastewater generated by development can be managed without harm to the natural environment or human health.	
2.	To encourage sustainability in wastewater disposal by preventing the use of pump out systems which require significant energy inputs for the transport of waste.	
3.	To ensure development within the Sydney Drinking Water Catchment has a neutral or beneficial effect on water quality.	
<b>Controls</b>		
1.	All lots created must have access to one or more of the following:	No works are proposed, and the subdivision is to facilitate the additional conservation lands. As the subdivision is for this purpose and does not require sewerage, this provision is not applicable
a)	A reticulated sewage scheme operated by the relevant statutory sewage authority; or	Not applicable
b)	A private reticulated sewage scheme operated by person licensed under relevant legislation; or	Not applicable
c)	Sufficient land with the correct physical and chemical characteristics to allow for the wastewater to be treated and disposed of within the boundaries of the lot.	Not applicable

	Relevant Provisions	Comment
2.	A “pump out” system is not a satisfactory method of wastewater disposal for the purposes of Control 1.	Not applicable
3.	Any subdivision that is carried out on un-sewered land (i.e. carried out under control 1(c) above) must meet the requirements of Council’s “On-site Sewage Management System and Grey Water re-use Policy”.	Not applicable
Objectives		
1.	To ensure stormwater is appropriately managed to prevent environmental harm and to reduce the risk of damage to property and human life.	
2.	To ensure stormwater is appropriately managed to minimise long term flooding impacts on and from developments.	
3.	To ensure that development within the Sydney drinking water catchment has a neutral or beneficial effect on water quality.	
Controls		
1.	Development involving the subdivision of land must demonstrate that stormwater management arrangements will allow for drainage to be directed to either a natural water body or a constructed stormwater management system without causing significant environmental harm or risks to human health and safety.	No works are proposed as part of this subdivision, and there is not anticipated to be any impacts on the overall stormwater management for Bingara Gorge.
Objectives		
1.	To ensure regular and practical allotments that will encourage the orderly and economic use of land.	
Controls		
1.	Lots (other than lots in residential zones) shall have the following minimum dimensions:	Not applicable – site is residentially zoned.
2.	Lots in residential zones shall have the following minimum dimensions: (See the DCP for further details)	Complies
3.	These controls do not apply to subdivision that places each dwelling on its own allotment in the following cases.	Not applicable.
4.	These controls do not apply to land to be dedicated to Council for roads, environmental reserves or for public open space.	Not applicable.



	Relevant Provisions	Comment
5.	Lots that are irregularly shaped because of their location in the road network and/or because of constraints of the site may proceed in spite of a non-compliance with controls 1 and 2 if the consent authority is satisfied that the lots, when developed, will be capable of supporting:	The lots are irregular in shape, given proposed lot 34 is an existing residue lot, and proposed part lot 35 is being cut out of this existing lot to transfer into the conservation lands.
i)	a dwelling with a footprint of at least 150sqm;	This is considered to be acceptable, given the subdivision is to give effect to condition 1(6) of LEC Determination 158921 and is not for residential use.
ii)	and	
iii)	Any required asset protection zone wholly within the proposed lot boundaries	
	If the subdivision occurs on un-sewered land that the site can adequately accommodate any effluent disposal area that is required; and the resulting character of that development would be consistent with the character of the area.	

Residential Podium Level & Section  
1:400

**General Notes:**

- General Notes:**
- 1) All dimensions and floor areas are to be verified by the Builder prior to commencement of any building work. Any discrepancies are to be brought to the attention of the Designer.
  - 2) Levels shown are approximate unless accompanied by reduced details.
  - 3) Fitted dimensions must be taken in accordance to building.
  - 4) All boundary clearances must be verified by the survey prior to commencement of any building work.
  - 5) Where engineering drawings are required work must take precedence to this drawing.
  - 6) Determiner is to be discharged to Council requirements and AS 3500.3-2005.
  - 7) All services to be located and verified by the Builder with relevant Authorities before any building work.

7) All services to be located and verified by the Builder with relevant authorities before any work commences.

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*James Martin*

PRELIMINARY 02  
DATE: 05.10.2017

**ALGORRY ZAPPIA & ASSOCIATES**  
Building Designers & Consulting Civil & Structural Engineers

- e. [admin@salgomyaspice.com.au](mailto:admin@salgomyaspice.com.au)

ADN 43 044 92.0 090

**PROPOSED PLANNING PROPOSAL**  
at CNR, REMEMBRANCE DRIVE & THIRLMERE WAY  
TAHMOOR

Client  
**BALDEK PTY. LTD.**

**CONCEPT PLAN**

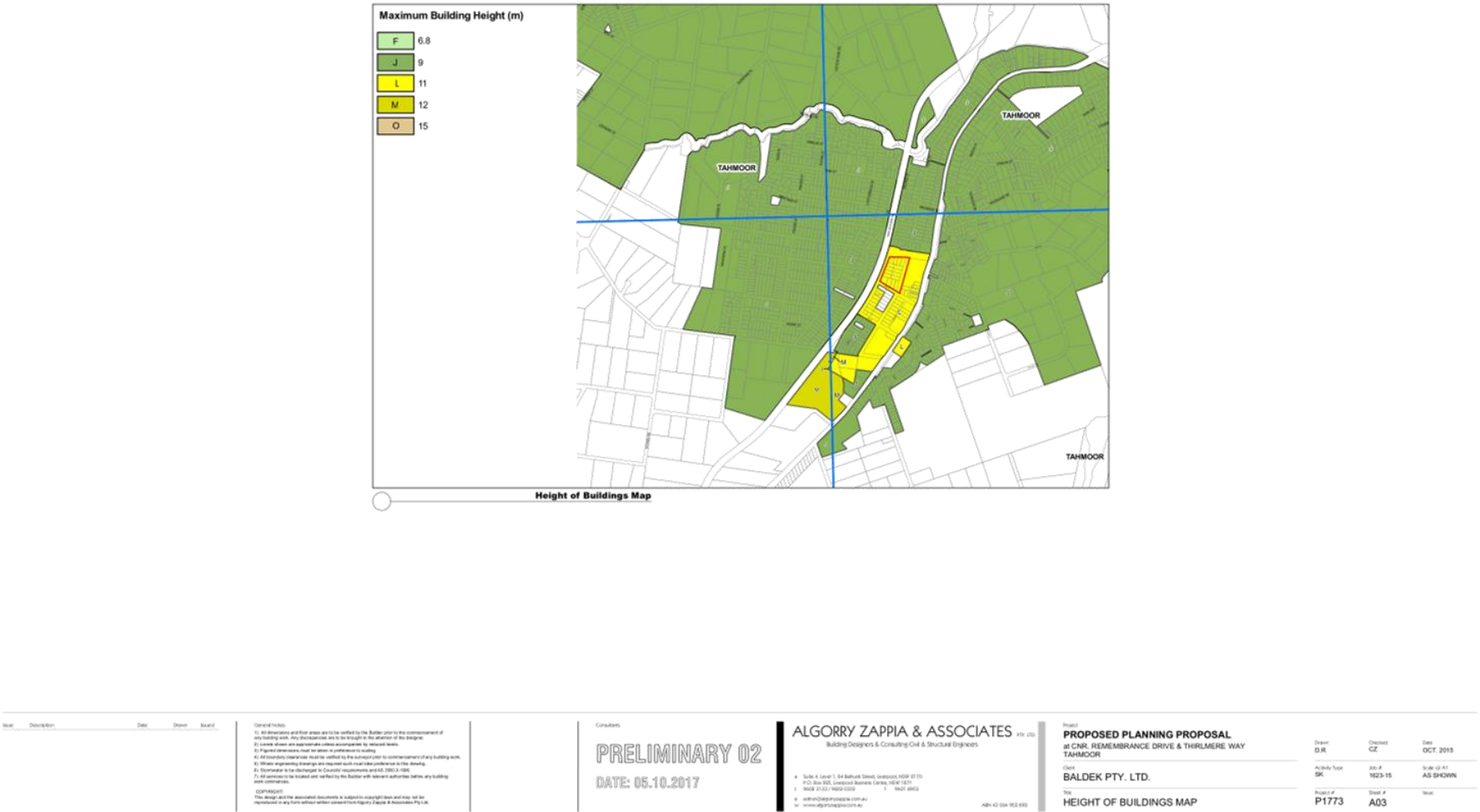
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Activity Type	Job #	Scale (0-10)
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Project #	Sheet #	Date
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P1773 A07



**Attachment 4 – Assessment against the Community Strategic Plan for Tahmoor Town Centre Draft Planning Proposal**

<b>Council's Position on Growth</b>	
<b>Key Principles &amp; Objectives</b>	<b>Assessment</b>
<p>1. Rural Protection</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 will not alter the existing B2 Local Centre zoning. This proposal is not considered to impact on rural lands.</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"> <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> <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</li> </ul>	<p>The proposal is located within the existing Tahmoor Town Centre.</p> <p>The proposal is considered to be out of keeping with the surrounding context and wider locality in terms of scale.</p> <p>The proposal will not impede on the separation of towns and villages.</p> <p>The proposal would place additional pressure on the existing infrastructure including the road network.</p> <p>The proposal will aid in diversifying housing typologies within the Shire.</p> <p>84 submissions were received during the initial consultation period and have been given due consideration in this report.</p>

<p>defined in the following section of this CSP);</p> <ul style="list-style-type: none"> <li>Has incorporated, and has been informed by extensive community engagement.</li> </ul>	
<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>The Proposal is not necessary for the area due to Wilton and surrounding and recent developments satisfying the housing targets outlined in the Wollondilly Growth Management Strategy 2011.</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 development would be considered major in terms of population growth and is inconsistent with this direction.</p>

#### Council's Position on Growth

Outcome/Strategy; What do we want?	Assessment
<p>Strategy GR1 – Growth</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>Wollondilly's Growth Management Strategy 2011 (GMS 2011) outlines how growth should occur throughout the shire's towns and villages.</p> <p>The proposal is not consistent with key policy directions contained within the GMS2011.</p>

**Attachment 5 – Assessment against the Wollondilly Growth Management Strategy 2011 for Tahmoor Town Centre Draft Planning Proposal**

Key Policy Direction	Comment
<b>General Policies</b>	
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 proposal is considered to be inconsistent with key policy directions P2, P6, and P18.
P2 All land use proposals need to be compatible with the concept and vision of "Rural Living" (defined in Chapter 2 of the GMS).	<p>The proposal is considered generally consistent with points (1) to (6) of the rural living definition contained in chapter 2.</p> <p>However is it not considered consistent with:</p> <ul style="list-style-type: none"> <li>(7) Buildings and development</li> <li>(8) Roads and Transport</li> <li>(9) Infrastructure and services</li> </ul> <p>The proposal is not deemed to be sympathetic to the existing and surrounding character of Tahmoor in regard to scale. Although close to the Tahmoor train station and existing amenities, the proposal will lead to the overdevelopment of the site and increase pressure on the road and transport network, infrastructure, and services.</p> <p>Due to the site constraints, impact on the overall character of Tahmoor, and increased pressure on infrastructure, the proposal is considered overall to be inconsistent with this direction.</p>
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	84 submissions were received from the public during initial notification and have been given the necessary consideration within this report.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	The financial circumstances of individual landowners have not been considered in the assessment of this proposal.
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>The site is located within the areas identified as being the focus of growth: Picton/Tahmoor/Thirlmere and Bargo. It is consistent with the direction in this regard.</p> <p>The proposed growth is considered to be inappropriate for the surrounding area particularly in light of the housing target for the area being exceeded already. The proposal is thus inconsistent with this direction.</p>
<b>Housing Policies</b>	
P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	Residential growth targets as outlined in the GMS 2011 have been satisfied for Tahmoor and it is considered more appropriate that any further growth occur in established growth areas such as Wilton. The proposal is inconsistent in this regard.

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.	Detached housing is the predominant housing typology in Wollondilly. The proposal would creating a more diverse housing stock. The proposal is considered consistent in this regard.
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 proposal is located within the existing town centre, and would be located to a range of amenities. The proposal is considered consistent in this regard.
P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.	The proposal is located within Tahmoor town centre and thus is consistent with this direction.
<b>Macarthur South Policies</b>	
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.
<b>Employment Policies</b>	
P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.	The site has a current DA approved for the extension of the Tahmoor Town Centre. The proposal would allow for shop top housing thus providing additional employment opportunities and housing options for current and future residents. The proposal is consistent in this regard.
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 would provide employment lands in the form of mixed use development in an area adjacent to the existing precinct in Tahmoor town centre. The proposal is consistent in this regard.
<b>Integrating Growth and Infrastructure</b>	
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.	Should the planning proposal be supported, the relevant agencies who are responsible for the provision of services and infrastructure would be formally consulted to ensure that the service provision is adequate. Given the dwelling targets for the Picton/Tahmoor/Thirlmere area are being achieved through current proposals, and the infrastructure deficiencies that have been identified in the area, the Tahmoor Town Centre planning proposal would need to provide significant demonstration that suitable infrastructure can be provided to support the future development.
P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure	The planning proposal relates to mixed use land within the existing Tahmoor town centre and adjacent to the existing commercial centre.

more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.	It is unclear whether the proposed development would hinder the efficient and viable provision of infrastructure in the area or support it due to the significant increase in housing density that the proposal would enable. It is subsequently considered to be inconsistent with this policy direction.
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The planning proposal is within existing residential and commercial lands and complies with this direction.
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 planning proposal relates to a land holding within the Tahmoor area. The proposal is consistent in this regard.
<b>Rural and Resource Lands</b>	
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 site does not include any land mapped as sensitive as per the Natural Resources – Biodiversity Map or the Natural Resources – Water map, nor is it considered rural land. The site does include a mapped heritage item, but this was approved by Council for demolition. Schedule 5 of the LEP has yet to be updated to reflect this. The proposal is considered consistent in this regard.
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.	Not applicable – the proposal is within the existing town centre of Tahmoor and will not alter any rural land



## Attachment 2; Matrix &amp; Table Summarising Stakeholder submissions to the Tahmoor Town Centre Planning Proposal

## MATRIX OF KEY ISSUES RAISED IN SUBMISSION

Submission No.	Does the submission support the development?	Issues Raised												
		Traffic, roads and public transport	Rural living and unnecessary development	Inadequate infrastructure and services	Design and height of development	Commercial, retail and local employment	Character and identity of local area	Planning process and precedent	Crime and social problems	Noise pollution	Sewerage and water	Mine Subsidence	Recreational land and facilities	Affordable housing and rent
1	No	•		•										
2	No	•		•	•									
3	Yes	•			•									
4	No		•								•			
5	No		•		•									
6	No	•	•											
7	No								•	•				
8	No	•	•	•	•		•			•			•	
9	Yes				•				•					•
10	Neutral	•												
11	No	•			•									
12	No	•	•	•		•								
13	Neutral		•			•								
14	No	•		•										
15	No		•											
16	Yes					•	•							•
17	No	•		•	•	•								
18	No		•		•									
19	Yes				•	•								
20	No	•	•		•									
21	No	•	•		•	•		•						
22	No	•	•		•									
23	No	•				•							•	
24	No		•	•	•									
25	Yes	•			•			•				•		•
26	No	•	•		•									
27	No	•	•	•	•		•				•	•		
28	No	•	•		•							•		
29	No								•					
30	No	•	•	•	•	•		•						
31	No	•	•	•	•	•								
32	No	•	•	•	•					•				
33	No	•	•		•	•		•						
34	No	•	•	•	•	•		•			•			
35	No		•	•				•						

Submission No.	Does the submission support the development?	Issues Raised												
		Traffic, roads and public transport	Rural living and unnecessary development	Inadequate infrastructure and services	Design and height of development	Commercial, retail and local employment	Character and identity of local area	Planning process and precedent	Crime and social problems	Noise pollution	Sewerage and water	Mine Subsidence	Recreational land and facilities	Affordable housing and rent
36	No	•	•	•	•	•			•	•	•			
37	No	•	•	•					•			•		
38	No	•	•		•					•				
39	No	•	•											
40	No		•											
41	Yes						•							•
42	No	•	•				•							
43	No	•	•	•	•	•			•					
44	No	•	•	•		•							•	
45	No		•		•			•						
46	No	•	•	•	•					•				
47	No	•	•			•								
48	No	•						•						
49	No	•	•		•									
50	No	•	•	•		•	•	•						
51	Yes	•				•								•
52	No	•		•		•	•							
53	No	•		•			•						•	
54	Yes			•			•							
55	No	•	•	•						•				
56	Yes													
57	Yes													
58	No			•			•							
59	No						•							
60	No	•		•		•	•	•						
61	No			•										
62	No	•		•			•							
63	No		•	•										
64	No	•	•	•	•	•					•	•		
65	No	•	•	•										
66	No	•	•	•						•				
67	No	•	•	•										
68	No		•		•									
69	No	•		•										
70	No		•	•										
71	No	•		•		•		•	•				•	
72	No	•		•										
73	No	•	•		•				•					
74	No	•	•	•	•	•					•	•	•	

Submission No.	Does the submission support the development?	Issues Raised												
		Traffic, roads and public transport	Rural living and unnecessary development	Inadequate infrastructure and services	Design and height of development	Commercial, retail and local employment	Character and identity of local area	Planning process and precedent	Crime and social problems	Noise pollution	Sewerage and water	Mine Subsidence	Recreational land and facilities	Affordable housing and rent
75	No	•	•		•									
76	Yes	•				•			•					•
77	No	•		•										
78	No		•		•									
79	No	•	•											
80	No	•	•					•			•			
81	No	•		•		•	•	•						
82	No						•							
83	No	•		•		•								
84	No	•	•	•		•								
		58	49	41	34	26	15	13	9	8	7	6	6	6

**TABLE SUMMARISING SUBMISSIONS AND COUNCIL'S RESPONSE**

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<b>Traffic, roads and public transport</b>		
<ul style="list-style-type: none"> <li>• <b>Roads are inadequate at present;</b> <ul style="list-style-type: none"> <li>- The proposed development will lead to more congestion in surrounding streets and the local area</li> <li>- Further development will have an impact on the state of roads in Tahmoor</li> <li>- Upgrades to local roads will need to occur first in order to fix current traffic issues</li> <li>- The streets in the vicinity of the proposal are too narrow for the number of extra car movements proposed</li> <li>- Roads leading out of Tahmoor are in need of upgrade</li> <li>- Streets surrounding the proposal site are often congested in the peak period</li> <li>- Local roads are often not maintained very well at present</li> <li>- The Picton Bypass should be constructed in order to ease congestion</li> <li>- Traffic on Thirlmere Way will cause safety issues due to restricted visibility over the existing rail bridge.</li> <li>- More car movements will pose a safety risk for pedestrians in the vicinity</li> <li>- The development will block car and foot traffic from York Street causing congestion through the main street.</li> <li>- Emergency vehicles will be unable to quickly attend the development site due to traffic and the proposed part closure of York Street.</li> <li>- Menangle Road and the Hume Highway will need improvements made to ease congestion from extra car movements</li> <li>- The Bargo Road off ramp is inadequate and needs to be upgraded</li> </ul> </li> </ul>	<p>The Planning Proposal is expected to generate 432 additional dwellings, which is considered to have a significant impact on the road network.</p> <p>It is noted that the development will lead to more congestion and subsequently impact the condition of surrounding roads.</p> <p>There are additional roadworks that are already approved to occur in conjunction with the Tahmoor Town Centre extension development application (DA). Any further upgrades to road signage, intersections and the roads themselves may occur as part of the development application (DA) process through a voluntary planning agreement (VPA).</p> <p>A Traffic study has not yet been submitted.</p> <p>This specialist study will be requested if the draft planning proposal was to receive a Gateway Determination.</p>	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>Public transport is currently limited and unreliable;</b> <ul style="list-style-type: none"> <li>- Train services on the Southern Highlands Line are not frequent enough for the existing population let alone further population growth</li> <li>- Train services take too long to arrive at their destinations</li> <li>- The site is well positioned next to Tahmoor train station</li> <li>- This development will allow better lobbying power for the electrification of the train line.</li> <li>- Tahmoor train station needs to be upgraded</li> <li>- Current train services will not be able to accommodate for further growth and are already crowded</li> <li>- Tahmoor bus services are too infrequent</li> <li>- Public transport will not provide easy or reliable access to jobs for new residents</li> <li>- Taxi services in Tahmoor are sparse and unreliable</li> <li>- Rail services were recently cut in the area despite overcrowding, so it is unlikely this proposal will lead to increased services</li> </ul> </li> </ul>	<p>The development site is located in close proximity to the Tahmoor Train Station which provides weekday services approximately every hour in off peak and every 30-50 minutes in peak.</p> <p>Noted - Council acknowledges the limited public transport options available to residents in the area, particularly in reference to rail links.</p> <p>Government transport agencies would be notified of the development as part of the public exhibition process if the proposal is supported by Council.</p>	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>Lack of parking in and around the development;</b> <ul style="list-style-type: none"> <li>- Not enough parking spaces will be provided to residents in the development</li> </ul> </li> </ul>	Parking provisions will be addressed in detail at the Development Assessment stage.	No changes proposed to Planning Proposal

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- More parking spaces need to be provided for train users and shoppers also</li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Likely increase in car accidents and safety risks.</b></li> <li>- There is potential for more car accidents to occur as a result of an increase in car movements in the general vicinity of the proposal</li> <li>- Traffic on Thirlmere Way Rail Bridge will cause safety issues due to restricted visibility over the bridge.</li> <li>- This development will pose a safety risk to pedestrians due to a drastic increase in car movements in a high pedestrian activity area</li> <li>- There are not enough pedestrian crossings provided around the development</li> </ul>	Council acknowledges that an increase in car movements will lead to an increase in car accidents. If the planning proposal is to progress, specialist studies will be required that may address these concerns.	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>More funding for streetscape improvements are needed</b></li> <li>- More funding is needed for basic streetscape and street furniture</li> </ul>	Noted. Concerns to do with streetscape improvements may occur as part of the development application (DA) process through a voluntary planning agreement (VPA).	No changes proposed to Planning Proposal
<b>Rural living and unnecessary development</b>		
<ul style="list-style-type: none"> <li>• <b>Inconsistency with rural living and local character.</b></li> <li>- This proposal does not fit/compliment Wollondilly Shire Council's 'Rural Living' image.</li> <li>- This development would destroy the country look and feel of Tahmoor and surrounding areas</li> <li>- This development does not fit within the rural landscape of Tahmoor and Wollondilly</li> <li>- High rise development would reduce the rural living lifestyle currently enjoyed and promoted in Tahmoor</li> <li>- People move out to this area for rural living and larger blocks of land</li> </ul>	The impact of the proposal on the 'rural living' idea and the surrounding locality has been addressed in the attached Council Report.	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>The level of proposed development is unnecessary and inappropriate;</b></li> <li>- High rise development of this kind should not be occurring in Wollondilly especially considering the amount of development currently being constructed</li> <li>- This development includes an inappropriate amount of commercial and residential development.</li> <li>- This will contribute to the over development of the area</li> <li>- This development is too tall and large for the area</li> <li>- The density of Tahmoor will increase noticeably</li> <li>- High rise should be constructed in more metropolitan centres with better services</li> <li>- There would be a lack of transition between high and low density development in Tahmoor</li> <li>- Blocks surrounding proposal should be allowed dual occupancy developments instead</li> <li>- Pressure on local farmland and farm activities due to developments</li> </ul>	<p>An assessment of the proposal against the GMS and housing targets was undertaken in the attached Council report. This assessment demonstrated that the level of proposed development on the site would be unnecessary in light of metropolitan rural area provisions in the Greater Sydney Region Plan and Council's Growth Management Strategy.</p> <p>It is acknowledged that the development is not consistent with current buildings and development situated in Tahmoor and surrounding areas.</p>	No changes proposed to Planning Proposal

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- Nearby metropolitan centres already offer affordable apartment living and so it is not necessary in Wollondilly</li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Negative impacts on scenic and landscape value;</b></li> <li>- This development will have an impact on the scenic and landscape value of Tahmoor and the surrounding areas</li> <li>- Current height limits are attractive to people living in more built up areas who prefer rural lifestyles</li> <li>- This will have an impact on tourism due to its visibility from a large surrounding area</li> </ul>	<p>The impact of the proposal on the landscape of Tahmoor and the surrounding locality has been addressed in the attached Council report.</p>	<p>No changes proposed to Planning Proposal</p>
<b>Inadequate infrastructure and services</b>		
<ul style="list-style-type: none"> <li>• <b>Lack of Educational and Childcare services and infrastructure</b></li> <li>- Local schools are at capacity and any further population growth will cause further demand on already limited resources</li> <li>- The only public high school in Wollondilly, Picton High School, is currently at capacity and about to undergo extensive upgrades. This will mean that it will have limited resources during the construction period</li> <li>- Childcare services are currently inadequate and more need to be provided in the area</li> </ul>	<p>If the proposal were to progress further, the Gateway Determination may condition consultation with relevant government agencies in regard to the listed concerns.</p>	<p>No changes proposed to Planning Proposal</p>
<ul style="list-style-type: none"> <li>• <b>Lack of Medical services and infrastructure</b></li> <li>- Wollondilly is currently lacking a public hospital and people currently have to travel large distances more medical help</li> <li>- Health services are also limited, with mental health services in particular</li> <li>- There are not enough doctors in the area</li> <li>- A larger population as a result of this development will attract more health professional into the area</li> </ul>	<p>If the proposal were to progress further, the Gateway Determination may condition consultation with relevant government agencies in regard to the listed concerns.</p>	<p>No changes proposed to Planning Proposal</p>
<ul style="list-style-type: none"> <li>• <b>Lack of Police and fire brigades</b></li> <li>- There is a lack of police resources in the area and this will limit their ability to respond to the increase in crime this development will bring</li> <li>- Police presence in Tahmoor is minimal at present</li> <li>- There are no fully manned police stations in Wollondilly</li> <li>- Fire services are not functioning at full capacity</li> </ul>	<p>If the proposal were to progress further, the Gateway Determination may condition consultation with relevant government agencies in regard to the listed concerns.</p>	<p>No changes proposed to Planning Proposal</p>
<ul style="list-style-type: none"> <li>• <b>Lack of Community services and infrastructure</b></li> <li>- Local social community services would be inadequate for any increase in population in the area at present</li> <li>- A new library should be built in Tahmoor</li> </ul>	<p>If the proposal were to progress further, the Gateway Determination may condition consultation with relevant government agencies in regard to the listed concerns.</p>	<p>No changes proposed to Planning Proposal</p>
<ul style="list-style-type: none"> <li>• <b>Issues with Power and telecommunications</b></li> <li>- Issues with telecommunications in the area have gotten worse</li> <li>- The NBN currently provides a limited service</li> </ul>	<p>Consultation with the relevant agencies has not occurred. Telecommunication concerns have been noted.</p>	<p>No changes proposed to Planning Proposal</p>

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- The power grid will not be able to cope with extra developments in the area</li> </ul>	<p>Endeavour Energy noted that the proposal would result in a significant electrical load and would require developers to extend and augment the existing high voltage network to facilitate connection. Further consideration will be required for the location of any required substation. Further consultation and assessment of this issue will occur if a Gateway Determination is received.</p>	
<ul style="list-style-type: none"> <li>• <b>Increase in Waste services leading to stress on Council resources</b></li> <li>- The development will lead to an increase in use of council resources with more waste and bin required to be collected</li> </ul>	<p>It is noted that this development would lead to an increase in council resources, however this would be offset by an increase in Council rates.</p>	<p>No changes proposed to Planning Proposal</p>
<b>Design and height of development</b>		
<ul style="list-style-type: none"> <li>• <b>The building is too large and will be visible from surrounding areas;</b></li> <li>- The height and size of the proposed development is excessive for the area</li> <li>- This building would be seen from most of Tahmoor and surrounding areas</li> <li>- The development is too high and large and would be more suitable if it was half the size or less.</li> </ul>	<p>It is acknowledged that the development is not consistent with current buildings and development situated in Tahmoor and would affect the visual amenity of surrounding areas.</p>	<p>No changes proposed to Planning Proposal</p>
<ul style="list-style-type: none"> <li>• <b>The building could be badly designed and cause issues for surrounding properties;</b></li> <li>- There are privacy concerns due to the height of the development and the ability to view homes and into backyards from above</li> <li>- Public housing needs to be included as part of this proposal</li> <li>- Shop top developments are prohibited as residential accommodation</li> <li>- The building could be inaccessible for an ageing population in the event of a lift breaking</li> <li>- The development will cause a loss of sunlight and shadows over surrounding properties</li> </ul>	<p>It is acknowledged that with any high rise development there are concerns with the privacy of neighbouring properties.</p> <p>Public housing is not a consideration of the planning proposal process.</p> <p>Shop top residential developments are a common form of development present throughout the state.</p> <p>Considerations for lifts and sunlight would need to be considered at the development application (DA) stage.</p>	<p>No changes proposed to Planning Proposal</p>
<b>Commercial, retail and local employment</b>		
<ul style="list-style-type: none"> <li>• <b>New commercial spaces will be positive for the local economy but they may be inappropriate;</b></li> <li>- This development includes an inappropriate amount of commercial space considering the number of shop vacancies at present</li> <li>- More commercial services are needed in Tahmoor and the local area</li> <li>- There will be an increase in customer foot traffic for local businesses</li> <li>- This development will assist in creating a healthy local economy that creates jobs for the region through an increase in sales</li> <li>- There is currently a lack of industrial areas in the shire and this should be investigated rather than commercial</li> </ul>	<p>The planned commercial space is part of the Tahmoor Town Centre expansion, which has already been assessed as part of the development application (DA) process and is not a consideration of this planning proposal.</p> <p>A Draft Industrial Study was conducted by Council and concluded that there is an adequate supply of industrial land overall across the shire, with demand located in some smaller industrial areas</p>	<p>No changes proposed to Planning Proposal</p>

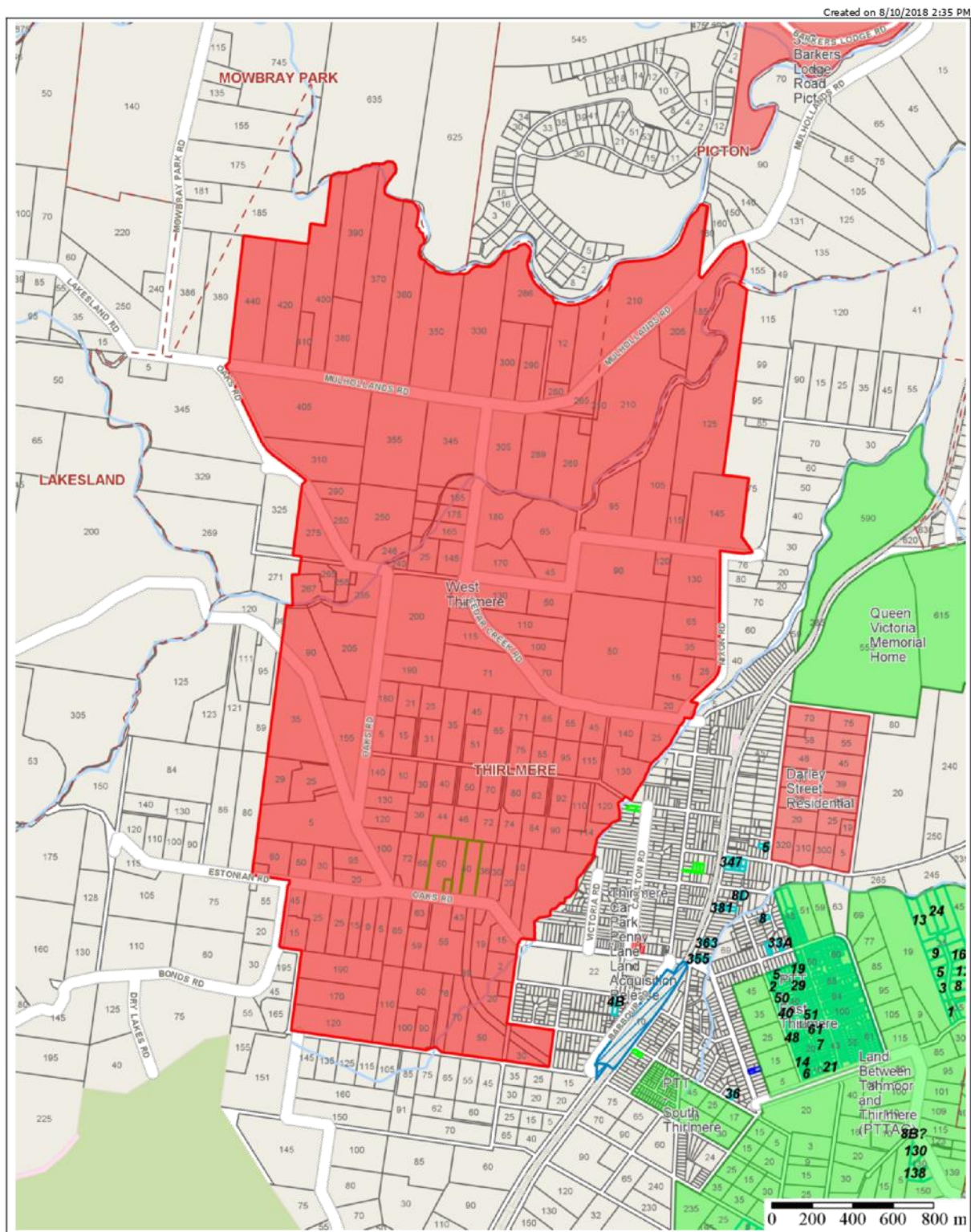


Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>• <b>There are not enough jobs in the local area;</b> <ul style="list-style-type: none"> <li>- Tahmoor needs more long term employment opportunities</li> <li>- This development will create new jobs in the commercial areas and also during construction</li> <li>- There is a lack of available local employment in the area</li> <li>- The majority of trades jobs during construction of this development will not be local</li> <li>- Jobs will not be in walking distance for new residents due to the need for travel outside of the area</li> </ul> </li> </ul>	<p>It is acknowledged that Tahmoor needs more employment opportunities and that most residents work outside of Wollondilly local area.</p>	<p>No changes proposed to Planning Proposal</p>
<b>Character and identity of local area</b>		
<ul style="list-style-type: none"> <li>• <b>Inconsistency of the development with Tahmoor's character and identity;</b> <ul style="list-style-type: none"> <li>- This development would destroy the historic character and fabric of Tahmoor</li> <li>- A building of this kind would be inconsistent with the surrounding street scape and building style of Tahmoor as a rural or country town</li> <li>- High rise development does not fit the character of Tahmoor village</li> <li>- This development will further enhance our town identity and modernize the streetscape</li> <li>- This development would destroy the country look and feel that people move to Tahmoor for</li> <li>- The scale of building will not be consistent with surrounding densities, building heights or the built environment</li> </ul> </li> </ul>	<p>It is acknowledged that the development is not consistent with current buildings and development situated in Tahmoor and would affect the visual amenity of surrounding areas.</p> <p>The impact of the proposal on the landscape of Tahmoor and the surrounding locality has been addressed in the attached Council report.</p>	<p>No changes proposed to Planning Proposal</p>
<ul style="list-style-type: none"> <li>• <b>The development will have positive and negative impacts on the community;</b> <ul style="list-style-type: none"> <li>- This development will increase Tahmoor's population by too much</li> <li>- It will allow people to live, work and socialise within the local community</li> <li>- The building will lessen social isolation and create a stronger community</li> </ul> </li> </ul>	<p>Dwelling targets as outlined in the Wollondilly Growth Management Strategy have been met within the Picton/Thirlmere/Tahmoor area.</p> <p>Under the MRA guidelines this proposal would not be considered local growth.</p> <p>Noted</p>	<p>No changes proposed to Planning Proposal</p>
<b>Planning process and precedent</b>		
<ul style="list-style-type: none"> <li>• <b>This development will set a precedent for high rise development;</b> <ul style="list-style-type: none"> <li>- This development will set a precedent in the local area, allowing for more high rise to occur in other areas</li> </ul> </li> </ul>	<p>Noted</p>	<p>No changes proposed to Planning Proposal</p>
<ul style="list-style-type: none"> <li>• <b>Issues with the planning proposal document and planning process;</b> <ul style="list-style-type: none"> <li>- The location of this proposal is good, as it is close to public transport and the central business hub</li> <li>- The planning process within council is too long and laborious</li> </ul> </li> </ul>	<p>Noted</p>	<p>No changes proposed to Planning Proposal</p>



Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- The Planning Proposal document is biased, misleading and inaccurate.</li> <li>- The planning proposal does not mention who will be undertaking the local road upgrades and when</li> </ul>		
<b>Crime and social problems</b>		
<ul style="list-style-type: none"> <li>• <b>Issues with the planning proposal document and planning process;</b> <ul style="list-style-type: none"> <li>- There will be an increase in crime levels subsequent to the construction of this development</li> <li>- This development will cause an overall increase in social problems in the area</li> <li>- An increase in social/community housing will bring socio-economic and crime issues.</li> <li>- More recreational facilities will need to be provided to decrease problematic youth crime rates in the area</li> </ul> </li> </ul>	<p>The proposal does not include 'affordable' or 'social' housing provisions as defined by Family and Community Services NSW. This is not a consideration of the planning proposal process.</p> <p>If the proposal were to progress, appropriate consultation will occur with the relevant bodies such as Council's Recreation and Facilities Planner. Specialist studies may be required as a result of this consultation process. Recreational facilities may be a consideration during the development application (DA) process through a voluntary planning agreement (VPA).</p>	No changes proposed to Planning Proposal
<b>Noise pollution</b>		
<ul style="list-style-type: none"> <li>• <b>Possible noise impacts and pollution from development;</b> <ul style="list-style-type: none"> <li>- There will be noise impacts on surrounding properties due to sound acoustics</li> <li>- Noise pollution from the adjacent railway will affect residents</li> <li>- Current traffic is noisy and will only worsen with further development</li> </ul> </li> </ul>	<p>If the planning proposal was to progress, further specialist studies will be requested that may address these concerns.</p> <p>Any future development will be assessed in accordance with SEPP (Infrastructure) 2007.</p>	No changes proposed to Planning Proposal
<b>Sewerage and water</b>		
<ul style="list-style-type: none"> <li>• <b>Inadequacy of the current wastewater and sewerage system;</b> <ul style="list-style-type: none"> <li>- The current wastewater system has limitations</li> <li>- Water and sewerage infrastructure will be overloaded again with more development</li> <li>- An increase in stormwater may lead to flooding in nearby streets in Tahmoor</li> <li>- There are issues with water and sewerage capacity in the area and upgrading these facilities will be costly</li> <li>- The Picton sewerage treatment plant will not have enough capacity for this development</li> <li>- Open drains in Wollondilly are dangerous</li> </ul> </li> </ul>	<p>Preliminary consultation with Sydney Water has occurred. The proposal will be able to be serviced by reticulated water via an existing watermain located on Thirlmere Way.</p> <p>There is currently no capacity at the Picton Sewerage Treatment Plant Effluent Management System to manage additional treated effluent. The treatment plant is projected to be upgraded in 2023 subject to approval from the Environmental Protection Authority NSW. The connection of the proposal would be subject to this amplification.</p>	No changes proposed to Planning Proposal
<b>Mine subsidence</b>		
<ul style="list-style-type: none"> <li>• <b>There are existing mine subsidence issues in the area;</b> <ul style="list-style-type: none"> <li>- The building is located in a mining subsidence area</li> <li>- If development does go ahead, there could be further subsidence issues in the future</li> <li>- Subsidence should not be an issue impacting this development due to modern construction methods</li> </ul> </li> </ul>	<p>Preliminary consultation with Subsidence Advisory NSW and Tahmoor Coal in regard to the proposal. Correspondence dated 27 March 2018 noted that future mine plans located in the Wongawilli and Tongara Seams would cause subsidence impacts to built infrastructure and that it would be extremely difficult to maintain the safety and serviceability of the proposed building during the extraction process</p>	No changes proposed to Planning Proposal

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<b>Recreational land and facilities</b>		
<ul style="list-style-type: none"> <li>• <b>There is a lack of recreational land and facilities in Tahmoor;</b></li> <li>- The area needs more open space, playing fields, pedestrian and cycling connections and communal facilities</li> <li>- More open space and recreational areas should be provided in the area to accommodate for families and new residents of this development</li> <li>- This development will lead to an increase in demand for council facilities such as the library, parks, sport fields and reserves</li> <li>- Entertainment is mostly located in other centres and people have to travel outside of the area to access them</li> <li>- The sporting field in Tahmoor is at capacity at present. More parks and playing fields are therefore necessary in the future</li> <li>- More footpaths should be provided in Tahmoor</li> <li>- Safe off road biking trails and walking trails are needed</li> </ul>	<p>Consultation with Council's Recreation and Facilities Planner and other relevant departments will occur if the proposal progresses. Further specialist studies in reference to community facilities and recreation may be required.</p> <p>Concerns to do with recreational facility improvements may occur as part of the development application (DA) process through a voluntary planning agreement (VPA).</p>	No changes proposed to Planning Proposal
<b>Affordable housing and rent</b>		
<ul style="list-style-type: none"> <li>• <b>There is a need for affordable housing in the area;</b></li> <li>- Tahmoor and surrounding areas are in need of affordable and diverse housing choices</li> <li>- A percentage of units in this development should be kept for affordable renting</li> </ul>	<p>The proposal would facilitate more diverse housing options for Tahmoor and the wider community.</p> <p>WLEP 2011 does not contain provisions specifying or mandating affordable housing targets for developments.</p>	No changes proposed to Planning Proposal



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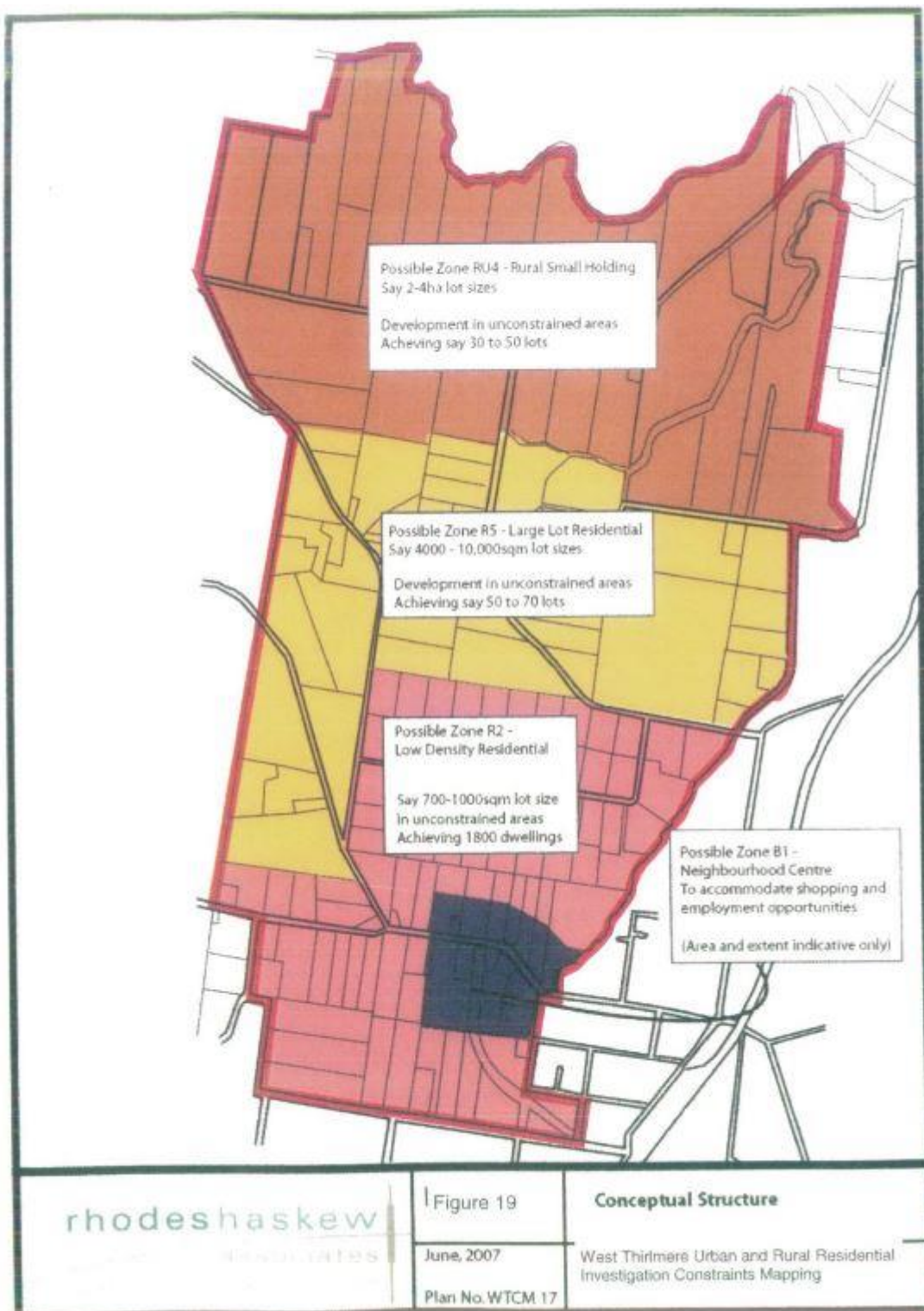
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## West Thirlmere Draft Planning Proposal





## Attachment 2; Matrix &amp; Table Summarising Stakeholder submissions to the West Thirlmere Planning Proposal

## MATRIX OF KEY ISSUES RAISED IN SUBMISSION

Submission No.	Does the submission support the development?	Issues Raised					
		Rural living and aspect of Thirlmere	Local businesses	Water, sewerage and flooding	Tourism	Demographics, amenities and affordable housing	Native flora and fauna
1	Yes	•	•	•			•
2	Yes	•	•	•			•
3	Yes	•	•	•			•
4	Yes	•	•				
5	Yes	•	•		•	•	
6	Yes	•		•			
7	Yes	•	•		•	•	
8	Yes			•	•		•
9	Yes					•	
10	Yes	•	•		•		
11	Yes		•	•	•	•	
12	Yes	•	•		•		
		9	9	6	6	4	3
		1					

## TABLE SUMMARISING SUBMISSIONS AND COUNCIL'S RESPONSE

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<b>Rural living and aspect of Thirlmere</b>		
<ul style="list-style-type: none"> <li>• <b>Enhancement of rural living in Thirlmere;</b> <ul style="list-style-type: none"> <li>- This proposal will constrain high density development while maintaining Thirlmere's rural aspect</li> <li>- This proposal includes a natural progression to rural living on the boundary of Thirlmere</li> <li>- This proposal would keep streets in Thirlmere rural</li> <li>- More rural living opportunities are needed in Greater Macarthur</li> <li>- The proposal will enhance Thirlmere's rustic feel</li> </ul> </li> </ul>	<p>The area where this development is proposed was not included as a potential growth area in the Wollondilly Growth Management Strategy 2011 and has not been promoted by Council as an area conducive to development.</p> <p>As there are no concrete plans proposed for the site, it is impossible to know whether or not development will be constrained at this point in time.</p> <p>Going off the broad conceptual plans provided by the proponent, Thirlmere's rural outlook would only be maintained in the northern</p>	No changes proposed.

**Attachment 2; Matrix & Table Summarising Stakeholder submissions to the West Thirlmere Planning Proposal**

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
	<p>section of the site. The southern and western sections of the site would see smaller blocks closer to the rural fringe of Thirlmere, thus altering its rural outlook.</p> <p>Several local developments in the area are to provide such rural living opportunities to residents. Existing lots throughout the shire can also be subdivided, depending on zoning and lot size, in order to provide the demand referred to.</p>	
<ul style="list-style-type: none"> <li>• <b>Need for smaller lots;</b> <ul style="list-style-type: none"> <li>- Thirlmere land owners should be allowed to develop into smaller blocks</li> <li>- Recent developments have created small suburban blocks and more are needed around 2 hectares</li> </ul> </li> </ul>	Land owners in Thirlmere currently have existing rights to subdivide their land into smaller lots dependent upon their zoning and current property size.	No changes proposed.
<b>Local businesses</b>		
<ul style="list-style-type: none"> <li>• <b>Benefits for local businesses;</b> <ul style="list-style-type: none"> <li>- Will provide more opportunities for successful speciality agricultural businesses on RU4 zoning</li> <li>- Increased support and customers for local businesses</li> <li>- A larger population is needed in Thirlmere in order for local businesses survive</li> <li>- A clause in any new development applications as a result of this planning proposal would need to alert new residents of the farming practices in the area.</li> </ul> </li> </ul>	<p>This would need to be examined in more detail as part of the proposal and would be subject to external local and regional economic and environmental factors.</p> <p>It is acknowledged that this proposal would increase support for local business.</p> <p>New residents will not be alerted to nearby farming practices in the area, as this is not the general practice of Council.</p>	No changes proposed to planning proposal.
<b>Water, sewerage and flooding</b>		
<ul style="list-style-type: none"> <li>• <b>Mitigation of flooding and sewerage issues in the area;</b> <ul style="list-style-type: none"> <li>- This development would have onsite waste water treatment and so wouldn't place further load on the Picton Sewerage Treatment Plant</li> <li>- This proposal and subsequent development will contribute to water storage and mitigation against nearby flooding.</li> </ul> </li> </ul>	Studies would need to be undertaken to address these issues if this planning proposal proceeds to the next stages of the planning process.	No changes proposed to planning proposal.
<b>Tourism</b>		
<ul style="list-style-type: none"> <li>• <b>Need for increase in tourism in the area;</b></li> </ul>		

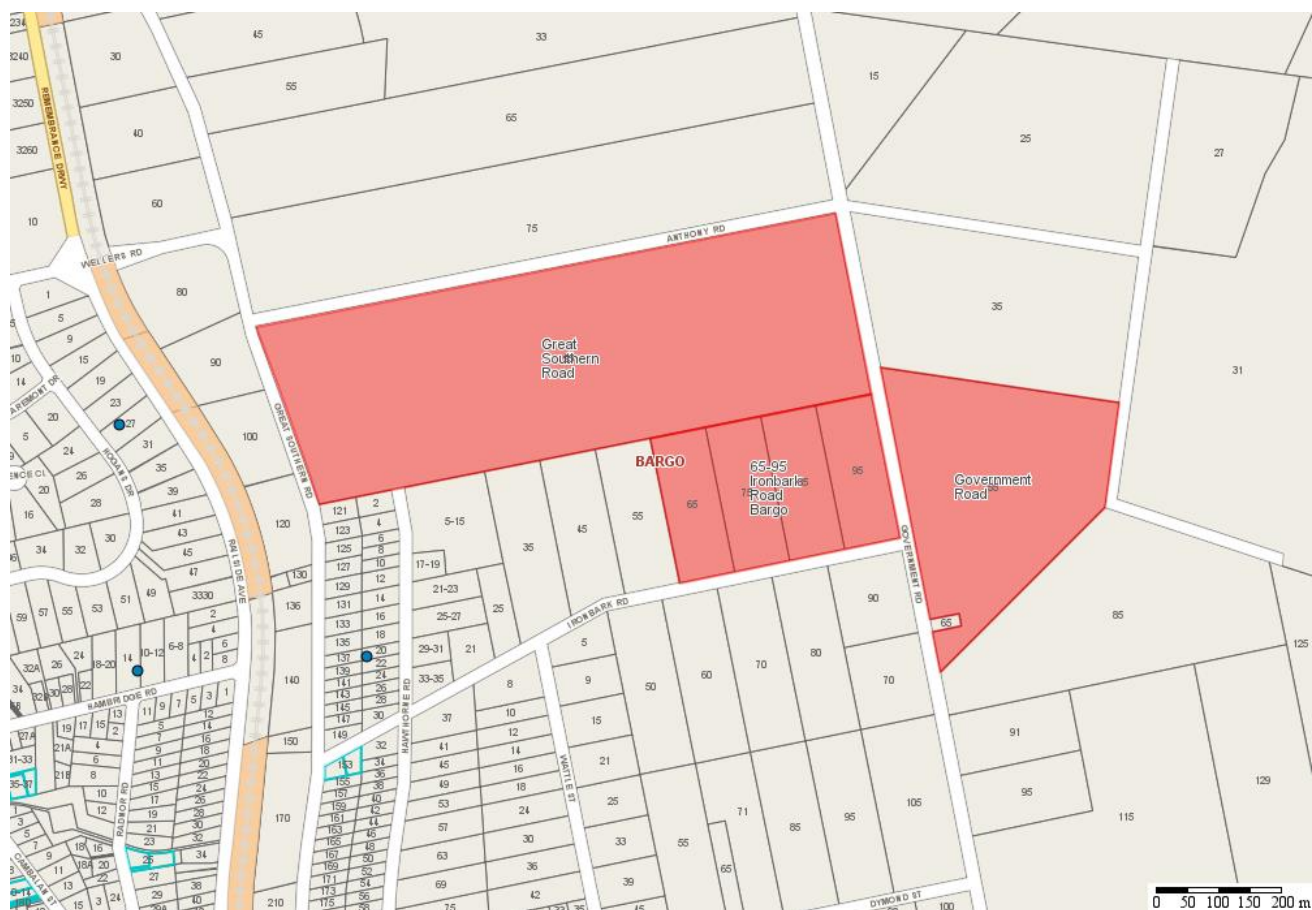
**Attachment 2; Matrix & Table Summarising Stakeholder submissions to the West Thirlmere Planning Proposal**

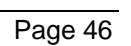
Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- There is not enough tourist accommodation in the area</li> <li>- Tourists don't have enough places to eat</li> <li>- Tourism needs to be considered as part of this proposal</li> <li>- A balanced mix of tourism and rural residential areas would benefit the region more than the preservation of agricultural lands</li> </ul>	<p>Unless tourist accommodation and facilities are to be included as part of this planning proposal, these concerns may be outside of its scope.</p> <p>If tourist facilities are included, a tourism report or evaluation will need to be undertaken to determine demand and necessary infrastructure.</p>	No changes proposed to planning proposal.
<b>Demographics, amenities and affordable housing</b>		
<ul style="list-style-type: none"> <li>• <b>Need for parks and affordable housing;</b> <ul style="list-style-type: none"> <li>- There are not enough parks for kids to play in</li> <li>- There is not enough affordable housing in Thirlmere and Wollondilly</li> </ul> </li> <li>• <b>Need for area to attract young people and families;</b> <ul style="list-style-type: none"> <li>- Council needs to attract younger residents to the area</li> <li>- A larger population is needed in Thirlmere in order for local businesses to survive</li> <li>- The area needs families to move in</li> </ul> </li> </ul>	These concerns are outside of the scope of this Planning Proposal.	No changes proposed to the planning proposal.
<b>Native flora and fauna</b>		
<ul style="list-style-type: none"> <li>• <b>Protection of flora and fauna;</b> <ul style="list-style-type: none"> <li>- It will allow detailed mapping and identification of native flora to allow for long term protections</li> </ul> </li> </ul>	It is agreed that this Planning Proposal would enable the mapping and identification of native flora, as a flora and fauna study would be required if the proposal proceeds to the next stages of the planning process.	No changes proposed to the planning proposal.
<b>Mine subsidence</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability of area for development;</b> <ul style="list-style-type: none"> <li>- The area is outside of mine subsidence areas and would be suitable for development</li> </ul> </li> </ul>	This would need to be confirmed by the organisations who conduct mining operations in the area.	No changes proposed to planning proposal.

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**ATTACHMENT 4 – ASSESSMENT AGAINST CREATE WOLLONDILLY; COMMUNITY STRATEGIC PLAN**

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>This proposal opposes the key principles &amp; 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><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> </ul>	<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>

## Attachment 1 – Assessment against Create Wollondilly; Community Strategic Plan 2033

Key Principles & Objectives	Assessment
<ul style="list-style-type: none"> <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> <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>the existing infrastructure will increase dramatically and would require increased further improvements. Such considerations have not yet been discussed.</p>
<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>	<p>This proposal is not proposing a new town or village.</p>
<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>	<p>This proposal is not considered to be 'major urban development'.</p>

## Attachment 1 – Assessment against Create Wollondilly; Community Strategic Plan 2033

Outcome/Strategy; What do we want?	Assessment
<b>Strategy GR1 – Growth</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	<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>
<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>	<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>
<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>	<p>This proposal is seeking to introduce residential development to existing rural land, there is no tourism focus identified.</p>
<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>	<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>

## Attachment 1 – Assessment against Create Wollondilly; Community Strategic Plan 2033

Outcome/Strategy; What do we want?	Assessment
<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 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.
<b>Strategy GR7 – Agriculture</b> 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.

**Attachment 5: Assessment against GMS 2011**

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

Key Policy Direction	Comment
<b>General Policies</b>	
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>
<b>Housing Policies</b>	
<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.
<b>Macarthur South Policies</b>	
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.
<b>Employment Policies</b>	
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>
<b>Integrating Growth and Infrastructure</b>	
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.
<b>Rural and Resource Lands</b>	
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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## Precise Planning

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4 June 2018  
Our Ref: 1458

The General Manager  
Wollondilly Council  
PO Box 21  
PICTON NSW 2571

Dear Sir

### **Planning proposal – 65 – 95 Ironbark Road Bargo**

I refer to the above matter and in particular Council's letter dated 4 May 2018. This letter is intended to summarise my response to Council's letter.

Please note the following:

- 1) The land which is the subject of this planning proposal is located within an area identified by Council's *Growth Management Strategy 2011* ('GMS') as "Potential residential growth areas". The planning proposal is therefore consistent with both Council's and the community's expectations for growth in Bargo, as set out in the GMS.
- 2) The proposal is "*local infill development*". It does not seek to extend residential development beyond the confines of the existing village, because the edge of the village to the north is now 95 Great Southern Road.
- 3) First and foremost, the proposal does not fundamentally seek to play a role in meeting Sydney's regional and district housing demand, although by default any increase in supply will assist in that process. Nevertheless, this application is about existing local demand for land in Bargo and filling in existing areas which are currently utilized for rural residential purposes, although on larger lots. The proposal is not antithetical to the principles, priorities, objectives, strategies and actions contained in the *Greater Sydney Region Plan: A Metropolis of Three Cities* ('GSRP') and the *Western City District Plan* ('WCDP').
- 4) It is understood Council does not favour the introduction of R3 zoned land at this locality, as put forward by the original planning proposal. The R3 proposal was introduced here to encourage some housing diversity. Nevertheless, the proponent is agreeable to enter into discussions with Council in relation to

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zone and minimum lot sizes, provided it is generally supportive of the proposal.

- 5) It is understood Council does not favour the subject land being rezoned before land closer to the edge of the existing residential land being rezoned. Also, Council has indicated it would prefer the land the subject of the planning proposal be extended through to Hawthorne Road. The proponent is open to approaching the landowners up to Hawthorne Road to be included and notes that Council could unilaterally include them in the planning proposal in any case. If this were to occur, then the proposal would adjoin existing residentially zoned land and Council's concerns regarding this land "leap-frogging" other land would be resolved.
- 6) The planning proposal (and subsequent construction of dwellings) will have no unfunded demands for infrastructure for any tier of government.

### **Wollondilly Growth Management Strategy ('GMS')**

The Wollondilly Growth Management Strategy 2011 ('GMS') is the current place-based document guiding new growth within the LGA. Its aims are:

- To outline clear policy directions on growth issues
- To achieve a long-term sound and sustainable approach to how this Shire develops and changes into the future
- To inform Council decisions and priorities regarding services delivery and infrastructure provision
- To provide Council and the community with a strategic framework against which to consider planning proposals
- To provide direction and leadership to the community on growth matters
- To assist in advocating for better infrastructure and services.
- To provide our strategy/response for how Council at that time saw the State Government's Metropolitan and subregional planning strategies being implemented at the local level.

The land the subject of this Planning Proposal is identified on the Bargo Structure plan as "Potential Residential Growth Areas" within the GMS (see Figure 1 below). Note that the large red/grey arrows are identified in the legend as "Potential Residential Growth Areas". The subject land is shown in Figure 1 bounded by thick red lines. Whilst the arrows are not specifically located within the drafted boundaries of the subject land, it is clear that the intent here is for potential residential growth areas to at least extend to cover the small lots within the general vicinity (otherwise it would have been unnecessary to use an arrow shape for the symbol)<sup>1</sup>.

<sup>1</sup> Referring to "Potential residential growth areas", note 3 on p78 GMS states "These lands in some cases are mapped with a definitive boundary (which may be based on a logical physical limit (eg a main road) or the findings of an endorsed strategy). However, in most cases these areas are shown using a conceptual graphical representation which does not specifically define the extent of the area. This is because the actual extent of developable land and the capacity and appropriate scale of development in any of those proposed locations is a matter which can only be determined with more detailed analysis through the rezoning assessment process"

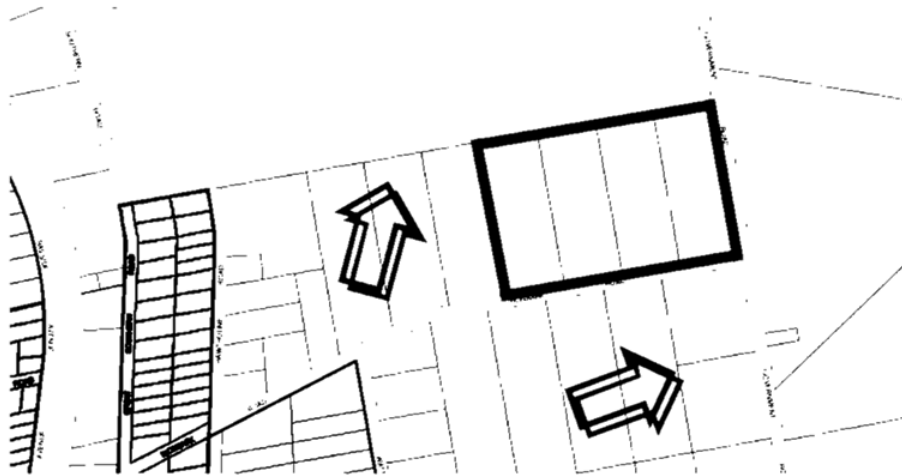


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**Figure 1** – Excerpt from Wollondilly GMS – Bargo Structure Plan

The GMS describes *potential residential growth areas* as follows:

*"These areas have been identified through previous endorsed strategies or through more recent preliminary field work and desktop analysis. They have potential to provide growth opportunities while meeting:*

- GMS Assessment Criteria (see Appendix 1)
- GMS Key Policy Directions (See Section 1.6)<sup>2</sup>

There can be no doubt that the land that is the subject of this planning proposal has already been identified by Council as having potential for residential growth and this planning proposal is consistent with this outcome.

#### **Place-based planning approach**

Considering Bargo's future with a *place-based* approach means meeting local demand and encouraging development of a type that is consistent with the character of the town and the aspirations of its current and future residents.

Bargo has already been the subject of place-based planning, insofar as the GMS has investigated and planned for housing and other facilities in the area to develop the Bargo township. The housing targets contained in the GMS were set based on Council's assessment of what growth Bargo could accommodate, in order for it to develop as a town consistent with the Council's vision. This is place-based planning and is more closely aligned to Bargo and its future than the GSRP and WCDP. The GMS identifies local drivers for change (independent of Sydney's regional and district growth demands outlined within the GSRP and WCDP), which include:

<sup>2</sup> GMS, p78



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- Age structure;
- Dwelling stock;
- Migration;
- Behaviours and choices (work, lifestyle, recreation);
- Development Potential and Property Market Economics;
- Commercial and industrial developments
- Agricultural lands; and
- Conservation and environmental management

The drivers of change are intended to:

- Promote a diversity of dwelling stock particularly increasing the supply of smaller dwellings located with good access to daily conveniences including public transport;
- Promote and encourage a range of commercial and industrial developments in appropriate locations;
- Facilitate access to more employment opportunities within the region;
- Create environments with more opportunities for sustainable behaviours and choices (at both the local and regional scales);
- Provide opportunities to substitute trips by private cars by integrating land uses in combination with the provision combined with a variety of transport options.

Clearly, a placed-based planning approach (the GMS) has identified local demand and articulated a vision for the area, quite separate from the demands of Greater Sydney, the GSRP and WCDP. This proposal is playing a role in achieving this localized vision for Bargo. Indeed, the GMS itself confirms its placed-based approach, “...*Wollondilly Shire is effectively not yet needed to accommodate Sydney’s growth...*”<sup>3</sup>

### **GMS Housing Targets**

The *Housing Target Distribution Table* contained in the GMS identifies the need for an additional 1,960 dwellings by 2036<sup>4</sup>. I am aware of around 300 lots with Gateway approval but not yet rezoned. Council will need to support every opportunity to have the land on the eastern side of the village to be rezoned for residential purposes in order have much chance of achieving its goals. This proposal is consistent with the GMS and will support Council’s local vision for Bargo.

### **Relevance of GMS**

It is noted that a report has been prepared for consideration at Council’s meeting to be held on 18 June 2018. The item is entitled “*GR4 – Reviewing the Wollondilly Growth Management Strategy 2011*”.

There is nothing extraordinary in undertaking a review of a GMS. The GMS itself acknowledges that such reviews should be undertaken regularly. Whilst housing targets may change from time to time, the fundamental vision for each town and village is not likely to alter, following a review, to such an extent that there should be no growth, or even delayed growth. This would be a failure and a backward step for strategic planning in Wollondilly.

<sup>3</sup> GMS, p11

<sup>4</sup> GMS, p53



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In terms of Bargo, the GMS specifically states, in relation to the *potential residential growth areas*:

*"These areas have been identified through previous endorsed strategies or through more recent preliminary field work and desktop analysis."<sup>5</sup>*

These areas have not just been carelessly identified by the GMS, rather they have been identified following careful investigation. The same indicators that drove the conclusions of the original investigations have not changed and are unlikely to arrive at a different conclusion under any GMS review.

In the aforementioned Council report's executive summary, dot point 3, the report states:

*The growth targets within the Wollondilly GMS 2011 for a 20 to 25 years plan period are already expected to be met through growth already committed through rezoned land or planning proposals with a Gateway determination.*

Whilst this may be accurate for Warragamba/Silverdale; The Oaks/Oakdale and Picton/Tahmoor/Thirlmere, it is noted from the report that Bargo would have a shortfall of 1,627 houses. The report notes that the target for Bargo is unlikely to be achieved in the short to medium term due to limited sewer capacity and proposed underground mining until 2038. However, both these matters are currently under investigation and, whilst they may be matters for further investigation "post-Gateway determination", they should not prevent Council allowing this proposal to proceed to that point by refusing to support it now (particularly considering the GMS identifies it for potential residential growth).

#### **A no-growth stance**

For a period of time immediately after the release of the GSRP and WCDP, Council's strategic planners were advising proponents that, with the exception of Appin and Wilton, the rest of the Wollondilly LGA was contained within a Metropolitan Rural Area ('MRA') and therefore no new growth (that is, rezonings for residential growth) could be supported. It is noted that, since this initial position, the Greater Sydney Commission ('GSC') has clarified its position, my summary as follows:

- Growth in MRAs will not play a role in meeting the housing demands at a regional or district level and therefore any growth would have to be assessed on a place-based approach, considering local demand, the character of the town or village and the surrounding landscape and rural activities; and
- Infrastructure funding availability from the three tiers of government is fully committed, so any local, place-based planning proposals would have to be able to meet infrastructure costs without placing additional demands on government.

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<sup>5</sup> GMS, p78



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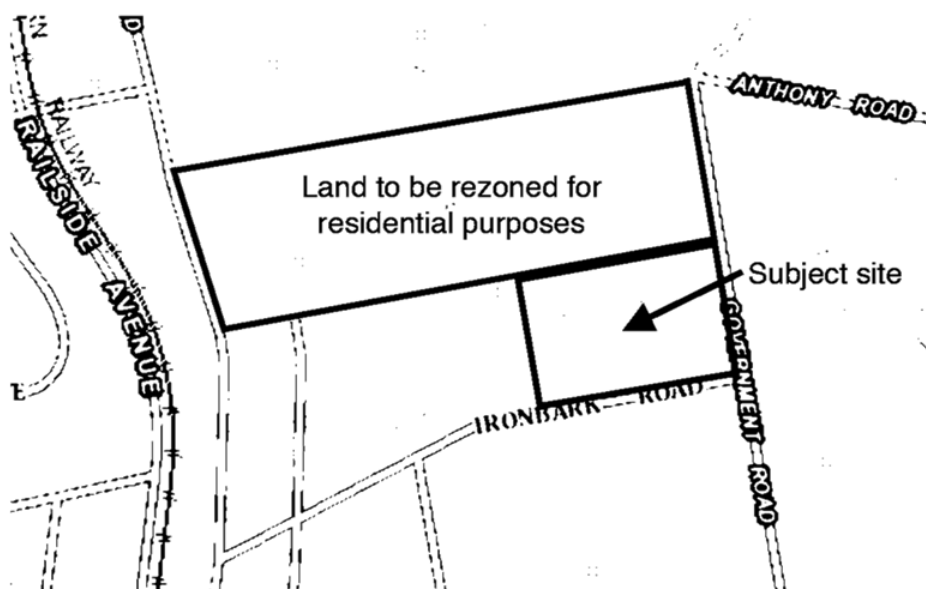
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Therefore, where the above can be demonstrated (as is the case here), then that growth may be supported.

If Council were to take a 'no growth' or minimal growth stance then this would ultimately result in a slowing of the local economy. Many of the lifestyle facilities and services that the population enjoys require a minimum threshold of people to make viable. Without changing the distinctive character of Bargo, a certain level of continued growth is required to maintain and increase services and facilities. Each development makes an appropriate contribution to these services.

#### ***Infill development***

In pursuance of a place-based approach, the development of the subject land is a logical progression for the town. The rezoning of 95 Great Southern Road has introduced an extended northern "edge" to the Bargo township. As a result, the subject land is now located between the existing residential area and 95 Great Southern Road. Consequently, **this is an infill area** (see Figure 2).



**FIGURE 2** – Location of subject land in context of existing development

Therefore, this proposal is not an expansion of the town into a productive rural area. Whilst the land is currently located within an RU4 Small Lot Primary Production zone, it is:

- Identified in the GMS for potential residential growth; and
- In an "infill area" and will not result in a further expansion of the "edge" of the town



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### **Community expectation**

It is noted with interest that the community response to the planning proposal following the public exhibition was rather underwhelming. Two (2) community submissions were received by Council, neither fully objecting to the proposal. On the contrary, I understand one submission wanted the proposal to extend westward to the edge of the existing residential zone (which the proponent is open to discussion) and the other suggesting the proposal extend to the other side of Ironbark Road.

Clearly the community has an expectation that this infill area will be developed for residential housing and this expectation forms part of the place-based approach to strategic planning for the locality.

### **Infrastructure funding**

The proposal will place no burden on either the State government or Council in terms of infrastructure. The subdivision would be levied by Council under the contributions plan applicable at the time. Consequently, the development would 'pay its way' in terms of:

- Open Space, sport and recreation;
- Library and community facilities;
- Transport and traffic (roads and intersections)
- Transport and traffic (cycleways)
- Bushfire protection

All future lots would pay property rates to Council. Road upgrading along the frontage of the site would be funded by the proponent at the development stage, with no financial impost on Council.

The provision of reticulated water, electricity supply, telecommunications would be funded by the proponent as part of the development cost, with no cost implications to the State government.

The current bus network within Wollondilly is generally under-utilised and so the additional demand for public transport is expected to be largely taken up by the current services becoming better utilized and thus more viable.

### **Greater Sydney Region Plan and Western City District Plan**

Responses to the matters raised in relation to the *Greater Sydney Region Plan: A Metropolis of Three Cities* ('GSRP') and the *Western City District Plan* ('WCDP') are provided in the following Tables.

### **Objectives**

Objectives	Response
<b>Objective 22:</b> <i>Investment and business activity in centres</i>	This proposal <b>DOES NOT</b> extend rural towns and villages beyond their current boundaries,



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Objectives	Response
<ul style="list-style-type: none"> <li>Expanding rural towns and villages beyond their current boundaries to accommodate new business activity should be considered only when this is linked to a growth management plan for the whole town or village, and should not compromise the values and character of nearby rural and bushland areas</li> </ul>	<p>because it is an infill subdivision (refer to previous discussions and Figure 2). Nevertheless, the land subject to this proposal <b>IS LINKED</b> to a growth management plan, that being the Wollondilly Growth Management Plan ('GMS') 2011<sup>6</sup></p> <p>We contend that the proposal will in no way compromise the values and character of nearby rural and bushland areas, because it is an infill development, which has been identified for potential residential growth.</p>
<ul style="list-style-type: none"> <li><b>Objective 24:</b> Economic sectors are targeted for success The proximity of rural residential development to agricultural, mining and extractive industries that generate odour, noise and other pollutants can be a source of conflict. There is a need to provide important rural industries with certainty so their operations can continue without encroachment from incompatible land uses. At the same time, the protection of land for biodiversity offsets and the rehabilitation of exhausted resource extraction areas support the re-establishment of significant ecological communities in the Metropolitan Rural Area into the future.</li> </ul>	<p>This planning proposal is not seeking to create a rural-residential subdivision, so this objective is not relevant to this proposal.</p>
<p><b>Objective 27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <ul style="list-style-type: none"> <li>Providing incentives for landowners in the Metropolitan Rural Area to protect and enhance the environmental values of their land and connect fragmented areas of bushland can deliver better outcomes for biodiversity and greater opportunities to create biodiversity offsets</li> </ul>	<p>The vegetation on the site has been assessed by Ecoplaning. It is considered too small an area for preservation under biobanking and there are no opportunities reconnect fragmented bushland due to the imminent rezoning of 95 Great Southern Road and 55 Government Road</p>
<p><b>Objective 28:</b> Scenic and rural landscapes are protected.</p> <ul style="list-style-type: none"> <li>The Metropolitan Rural Area and the Protected Natural Area (ie National Parks) create a range of attractive visual settings to the north, west and south of Greater Sydney. With rising demand for biodiversity offsets and continuing support for traditional forms of agriculture within the Metropolitan Rural Area, more opportunities can be realized to protect and enhance natural landscapes.</li> </ul>	<p>This area is not a rural area in the common understanding of the term. It is at the edge of existing urban development and is basically in a holding pattern, awaiting a rezoning so that it can become productive again.</p>
<p><b>Objective 29:</b> Environmental, social and economic values in rural areas are protected and enhanced.</p> <ul style="list-style-type: none"> <li>Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has</li> </ul>	<p>The current proposal has little to do with contributing to the growth targets for the Greater Sydney area, although any increase in land stock will help ease that burden. The Greater Sydney Region Plan concerns itself</p>

<sup>6</sup> It is relevant to note that the WCDP (p44) recognises the Wollondilly GMS



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Objectives	Response
<p>sufficient land to deliver its housing needs within the current boundary of the Urban Area, including existing Growth Areas (ie Wilton). This eliminates the need for the Urban Area to expand into the Metropolitan Rural Area. From time to time, there may be a need for additional land for urban development to accommodate Greater Sydney's growth, but not at this stage. Future region plans will identify if additional areas of land in the Metropolitan Rural Area are required for urban development.</p> <ul style="list-style-type: none"> <li>Restricting urban development in the Metropolitan Rural Area will help manage its environmental, social and economic values, help to reduce land speculation, and increase biodiversity from offsets in Growth Areas and existing urban areas.</li> <li>Towns and villages: Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural towns and villages will need to respond to local demand for growth, the character of the town or village and the values of the surrounding landscape and rural activities.</li> <li>Rural lands: Parts of the urban-rural fringe are owned by Local Aboriginal Land Councils. Future planning of these areas may be more flexible in order to balance rural values with greater economic participation, and community and cultural uses by Aboriginal people</li> </ul>	<p>with managing Sydney's growth, however it encourages place-based planning within the Metropolitan Rural Area. In terms of place-based planning we contend that this proposal is perfectly consistent with the GMS, which is in essence a place-based planning document. The proposed development will result in manageable environmental, social and economic impacts. There is a demonstrable local demand for lots in Bargo, as recently demonstrated by the marketing activity that has occurred on 95 Great Southern Road. The proposal will enhance the distinctive character of Bargo, through the creation of residential lots at the edge of the existing village.</p>

**TABLE 1**

Objectives – Greater Sydney Regional Plan

### Strategies

Strategy	Response
<p><b>Strategy 16.1:</b> Manage the interfaces of industrial areas, trade gateways and intermodal facilities (such as the Western Sydney Airport and Badgerys Creek Aerotropolis) by providing buffer areas to nearby activities such as residential uses that are sensitive to emissions from 24-hour port and freight functions</p>	<p>I see no relevance for this strategy in relation to the current planning proposal.</p>
<p><b>Strategy 29.1:</b> Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted</p>	<p>Environmental, social and economic values are considered in detail in the GMS, which is a place-based planning document. The conclusion of the</p>



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Strategy	Response
environmental, social and economic outcomes	GMS ids that 1960 additional dwellings will be required in Bargo over the next 20 years or so. This proposal seeks to play a role in achieving this vision and therefore is consistent with the GMS.
<b>Strategy 29.2:</b> Limit urban development to within the Urban Areas of Wollondilly	We contend this strategy relates to developments that are intended to play a role in helping to achieve regional and district housing targets for the whole of Sydney. This proposal does not play this role, because it is consistent with a place based planning approach to help deliver the long-term local vision for Bargo, articulated in the GMS.

**TABLE 2**

Strategies – Greater Sydney Regional Plan

### Planning Priorities

Planning Priority	Response
<i>The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies</i>	This proposal is not antithetic to the relevant principles, priorities, objectives, strategies and actions contained in the GSRP and WSDP
<b>Liveability:</b> A place-based and collaborative approach is required to maintain and enhance the liveability of the Western City District. This can be achieved by the following Planning Priorities:	
<b>W3 – Providing services and social infrastructure to meet people's changing needs</b>	W3 – Social infrastructure is typically assets such as schools, universities, hospitals, prisons, community housing, libraries, community centres, halls/hubs, childcare centres, affordable housing, sporting fields and the like. The proposal will assist in the provision of some of these social infrastructure assets through developer contributions.
<b>W4 – Fostering healthy, creative, culturally rich and socially connected communities.</b>	W4 – The subdivision allows the opportunity for a popular and affordable form of housing to meet local demand.
<b>W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.</b>	W5 – The proposal provides housing supply, choice and affordability, with access to jobs because of easy access to the Bargo village, southern highlands, Tahmoor/Picton and the motorway to Sydney. It is expected that public transport services will expand in the area in line with demand.
<b>W6 – Creating and renewing great places and local centres, and respecting the District's heritage.</b>	W6 – The proposal will create an exciting new place. The scale of the development and the built form will respect the District's heritage



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Planning Priority	Response
<p><b>Sustainability:</b> For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities:</p> <p><b>W12</b> – Protecting and improving the health and enjoyment of the District's waterways.</p> <p><b>W13</b> – Creating a Parkland City urban structure and identity.</p> <p><b>W14</b> – Protecting and enhancing bushland and biodiversity.</p> <p><b>W15</b> – Increasing urban tree canopy cover and delivering Green Grid connections.</p> <p><b>W16</b> – Protecting and enhancing scenic and cultural landscapes.</p> <p><b>W17</b> – Better managing rural areas</p> <p><b>W18</b> – Delivering high quality open space.</p> <p><b>W19</b> – Reducing carbon emissions and managing energy, water and waste efficiently.</p> <p><b>W20</b> – Adapting to the impacts of urban and natural hazards and climate change.</p>	<p>W12 – The proposed development will demonstrate a Neutral or Beneficial Effect on local waterways.</p> <p>W13 – Whilst not specifically relevant, the development will include street planting in a landscaped surrounding.</p> <p>W14 – Preliminary investigations have been undertaken by Ecoplaning. Where vegetation is required to be removed, in will be offset with credits</p> <p>W15 – Street tree planting will be undertaken</p> <p>W16 – The site is not on a ridgeline or other scenic landscape</p> <p>W17 – The land is too close to the existing residential area for any intensive rural use. Given the land is identified for potential residential development, this proposal represents an appropriate future use of the land.</p> <p>W18 – Whilst this proposal will not directly create public open space, it will contribute to the provision of open space through developer contributions</p> <p>W19 – The future development will be guided by the requirements of service agencies and the technology available at the time</p> <p>W20 – Site-specific hazards will be investigated as the Planning proposal is advanced.</p>
<p><b>Planning Priority W5:</b> Providing housing supply, choice and affordability, with access to jobs, services and public transport.</p> <ul style="list-style-type: none"> <li>The Growth Area programs of the NSW Dept Planning &amp; Environment guide the development of new communities in land release areas and provide significant capacity into the medium and longer term. These include the Wilton and parts of the Greater Macarthur Growth Areas.</li> </ul>	<p>This priority is relevant for the urban release areas. However, the proposal will provide a greater range of housing supply, choice and affordability generated by local demand and preferences.</p>
<p><b>Planning Priority W16:</b> Protecting and enhancing scenic and cultural landscapes.</p> <ul style="list-style-type: none"> <li>The Wollondilly LGA benefits from substantial areas of protected national parks, rivers and creeks, and water catchments that provide outstanding landscapes and views. Rural towns and villages in the valleys and plains to the east of the national parks are set between a series of hills and ridgelines that are special to the District's character and identity.</li> <li>Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality.</li> <li>Continued protect of the Western City District's</li> </ul>	<p>The development does not extend to the ridgelines and therefore will not diminish their contribution to the scenic quality of the area at this location.</p> <p>Biodiversity and habitat will be managed in accordance with the relevant legislation. Natural hazards will be avoided.</p> <p>An Aboriginal Due Diligence Assessment would be undertaken as this Planning Proposal is advanced.</p>



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Planning Priority	Response
<p>scenic and cultural landscapes is important for the sustainability, liveability and productivity of the District. It can complement the protection of biodiversity and habitat, help manage natural hazards and support tourism. Protecting scenic and cultural landscapes can also help preserve links to Aboriginal cultural heritage.</p> <p><b>Planning Priority W17: Better managing rural areas.</b></p> <ul style="list-style-type: none"> <li>• 'Greater Sydney Region Plan: A Metropolis of Three Cities' takes a strategic approach to delivering Greater Sydney's future housing needs within the current boundary of the Urban Area including Growth Areas. Urban development in the Metropolitan Rural Area will only be considered in the urban investigation areas identified in A Metropolis of Three Cities (no urban investigation areas are located in the Wollondilly Local Government Area). This approach protects and supports agricultural production and mineral resources by preventing inappropriately dispersed urban activities in rural areas.</li> <li>• Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural towns and villages will need to respond to local demand for growth, the character of the town or village and the surrounding landscape and rural activities. Rural and bushland towns and villages will not play a role in meeting regional or district scale demand for residential growth.</li> <li>• The Western City District's rural areas contain large areas that serve as locations for people to live in a rural or bushland setting. Rural-residential development is not an economic value of the District's rural areas and further rural residential development is generally not supported. Limited growth of rural residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. This could include the creation of protected biodiversity corridors, buffers to support investment in rural industries and protection of scenic landscapes.</li> </ul> <p><b>Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change.</b></p> <ul style="list-style-type: none"> <li>• Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing</li> </ul>	<p>The "urban development" referred to residential growth which is intended to contribute toward Greater Sydney's future housing needs. This proposal does not primarily purport to contribute toward meeting these regional and district needs, but rather the proposed subdivision seeks to satisfy the aspirational objectives of locals who are seeking a particular lifestyle. This proposal is consistent with the GMS, which is a place-based document and it identifies this area for potential residential development.</p> <p>The subject site is not subject to flooding. Geotechnical stability assessments can be undertaken as the Planning Proposal progresses. Bushfire risks may be mitigated by maintaining APZs.</p>



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<i>Planning Priority</i>	<i>Response</i>
<i>communities that are exposed and vulnerable to natural hazards</i>	

**TABLE 3**

Planning Priorities – Western City District Plan

**Actions**

<i>Actions</i>	<i>Response</i>
<b>Action 35:</b> <i>Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas</i>	This location is not "inappropriately dispersed", but rather is an infill subdivision, on land already identified for potential residential growth
<b>Action 41:</b> <i>Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation</i>	N/A
<b>Action 78:</b> <i>Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes</i>	This action has been discussed previously in this letter. The proposal will deliver specific environmental, social and economic outcomes Environmental: It will appropriately manage environmental impacts; Social: Developer contributions will help fund social outcomes Economic: Building activities will generate economic activity and increased population will generate increased commercial activity in Bargo
<b>Action 79:</b> <i>Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area)</i>	The urban development referred to in Action 79 is that which is intended to contribute to meeting Sydney's regional and district growth needs. This development is based on furthering the interests of the Bargo area through a place-based planning approach, delivering a subdivision to meet the aspirational demands of locals in the home buyer market.
<b>Action 88:</b> <i>Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards</i>	The subject site is not subject to flooding. Geotechnical stability assessments can be undertaken as the Planning Proposal progresses. Bushfire risks may be mitigated by maintaining APZs.

**TABLE 4**

Actions – Western City District Plan

This proposal will be a positive outcome for the local area, in terms of environmental, social and economic outcomes. It is contended that this proposal is consistent with,



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65-95 Ironbark Road Bargo  
Proposed rezoning

and not antithetic to, the Greater Sydney Regional Plan and the Western City District Plan, as demonstrated above, because it has evolved through a place-based planning approach. This proposal is good for Wollondilly and Council's support is strongly encouraged.

I look forward to a favourable outcome.

Yours faithfully

**PRECISE PLANNING**

