

# STATE AND REGIONAL CONTEXT ASSESSMENT REPORT

## 'ABBOTSFORD' PROPERTY, FAIRLEYS ROAD & ABBOTSFORD ROAD, PICTON PLANNING PROPOSAL

**PREPARED FOR BERTEN PTY LTD**

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## **ACCOMPANYING REPORTS**

**Agricultural Land Capability Study** – Harvest Scientific Services Pty Ltd, 27 February 2013

**Curtilage Study** – NBRS + Partners, June 2013

**Flood Assessment Report** – Floodmit Pty Ltd, February 2013

**Biodiversity Study** – ACS Environmental Pty Ltd, June 2013

**Bushfire Risk Assessment** – ACS Environmental Pty Ltd, June 2013

**Geotechnical Study** – Harvest Scientific Services Pty Ltd, 23 January 2013

**Aboriginal Cultural Heritage Assessment** – Tharawal Local Aboriginal Land Council,

**Onsite Wastewater Feasibility and Water Quality Study** – Harvest Scientific Services Pty Ltd, 14 February 2013

**Contaminated Land Study** – Harvest Scientific Services Pty Ltd, 18 June 2013

**Site Specific Urban Salinity Study** – Harvest Scientific Services Pty Ltd, 8 March 2013

**Potential Impacts of Mine Subsidence** – MSEC, 1 May 2013

**Traffic & Transport Study** – Thompson Stanbury Associates, July 2013

**Wollondilly Transportation Model Traffic Impact** – Gabites Porter, October 2012

**Socio-Economic Assessment Report** – Mike George Planning Pty Ltd, July 2013

**State & Local Infrastructure Assessment Report** – Mike George Planning Pty Ltd  
June 2013

## 1.0 EXECUTIVE SUMMARY

This report forms part of a suite of studies required to support a Planning Proposal to rezone part of Lot 1, DP 1086066 situated adjacent to the intersection of Fairleys Road and Abbotsford Road, Picton, to enable up to 40 rural residential allotments. The planning proposal also involves rezoning a section of the site that is proposed to be dedicated to Council, to RE1 Public Recreation.

The site also contains the “Abbotsford Group” of buildings, which is included on the State Heritage Register. It is intended that a Conservation Management Plan be prepared for this group at the development application stage. Adaptive re-use options are to be explored at that stage. This outcome is not contingent on the Planning Proposal, although a study has been undertaken to determine a suitable curtilage, and accompanies the Planning Proposal.

The site study area comprises approximately 66.56 ha of land currently zoned RU2 Rural Landscape, and subject to a minimum lot size of 40 ha. (Wollondilly LEP 2011 – the “LEP”). The LEP contains a series of provisions which require the consent authority to be satisfied that essential infrastructure that is required for development is either available or subject to adequate arrangements, before development consent can be granted.

The Planning Proposal is the product of the set of site attributes, in the context of an identified latent demand for rural living opportunities. The site has limited agricultural potential, notwithstanding its history; is adjacent to Picton Township and readily accessible to town facilities, and is flanked by existing small holdings developments. It is able to be developed without impact on any agricultural use in the vicinity, or on those parts of the site with environmental values. The pattern of settlements adjoined by large lot residential/rural small holdings land use is a distinctive characteristic of the wider locality, and underpins the Council’s vision of “Rural Living”.

The Planning Proposal is required to be assessed against a nominated body of State and Local Plans and strategies. The statutory planning documents are of limited relevance in that the Planning proposal seeks to change them. The Proposal is capable of being accommodated by the established statutory framework and does not require any site specific provisions. The strategic planning documents tend to be broad in scope, repetitive and focussed on good intentions and statements of the obvious. They tend to be incapable of direct interpretation in relation to specific land use proposals, given that the intention is to make site specific changes to existing zonings which are presumed to be consistent with those broader strategies. There is a predominant focus on the established Sydney urban area and nominated urban release areas. Wollondilly Shire and its particular characteristics have few direct references.

There tends to be an underlying assumption that development is driven by planning, and that planning involves a process that is able to fit a broad theoretical framework across a multitude of circumstances on the ground..

It is possible to distil a number of basic planning principles from the body of state and regional planning documents that relate to the circumstances of the subject Proposal. These include-

- Large lot residential development should avoid prime crop and pasture land, land subject to natural hazards, and land of environmental sensitivity
- Such development should be located where there is access to urban services
- It should not hinder the potential for subsequent urban development
- It should not generate any requirement for public expenditure on infrastructure and services.

The Planning Proposal is consistent with these principles. There are a further range of issues, e.g. waste water management and downstream water quality; that would be more appropriately addressed at the development application stage, but have been covered in the supporting studies.

The conventional wisdom has been that large lot residential development is a constraint to subsequent urban development. As experience in Sydney urban release areas demonstrates it is not insurmountable. Where it is a potential issue it is able to be readily resolved by demonstrating an overlay of residential re-subdivision at the subdivision stage. The small area of land involved and the multiple options available for urban expansion of Picton suggest that it is not an issue of significance for the Proposal.

In summary, the Proposal is not inconsistent with the framework of state, regional and local planning documents other than in the fact that a change is proposed. To the extent that the broader planning framework calls for supporting documentation on specific issues, that is addressed in the body of documents supporting the Planning Proposal.

## 2.0 STUDY BRIEF

The study brief is set out below -

### **Study Output**

*A detailed justification report that clearly examines the consistency of the proposal with the objectives of the relevant state, regional & local plans and strategies as listed below.*

### **Objectives**

*To examine the consistency of the proposal with the relevant state, regional and local plans and strategies listed below.*

### **Tasks/Methodology**

*Review and comment on the proposal's consistency (or otherwise) with the following strategies and plans-*

- .. *NSW Government State Plan – ‘NSW 2021: A Plan to make NSW Number One’*
- .. *Metropolitan Plan for Sydney 2036*
- .. *Draft South West Subregional Strategy*
- .. *Picton Tahmoor Thirlmere Urban Area Implementation Strategy*
- .. *The NSW Long Term Transport Master Plan*
- .. *Section 117 Ministerial Directions*
- .. *Sydney Regional Environmental Plan No.2 Hawkesbury-Nepean River*
- .. *Wollondilly Local Environmental Plan 2011*
- .. *Wollondilly Development Control Plan 2011*
- .. *Wollondilly Growth Management Strategy 2011*
- .. *Wollondilly Vision 2025 and Community Strategic Plan 2030*

*Where the proposal is not consistent with any aspect of the abovementioned documents, evidence-based justification must be provided to explain why such an inconsistency could be considered by Council*

### **3.0 POTENTIAL SITE DEVELOPMENT**

#### **3.1 Planning Proposal**

The Planning proposal would create the potential for up to 40 large residential allotments on the site as well as expand the area of public open space being developed for sporting facilities, and funding improvements to Abbotsford Road.

This would involve applying an R5 Large Lot Residential zone to that part of the site proposed to be developed, and an RE1 Public Recreation Zone to the land to be dedicated. The Lot Size map is proposed to be amended to provide for a minimum area of 4000m<sup>2</sup> over the land to be zoned R5. The heritage precinct curtilage supplements and refines the current heritage listing, but does not require any statutory planning amendment.

The studies carried out for this Proposal have identified parts of the site that might warrant consideration for inclusion in an Environment Protection zone (e.g. E3), but that is not essential at this time. That land is unaffected by the zoning change sought in the Planning Proposal.

#### **3.2 Potential Development Characteristics**

Implementation of the Planning Proposal would lead to the opportunity for an additional 40 or so allotments that represent a variation on the theme established by the existing planning controls in areas surrounding Picton and other townships. That is, dwellings on allotments which are substantially larger than suburban lots and which cater for a variety of particular market needs. Dwellings will tend to be separated from others and the locality would have a semi-rural character. That outcome is assisted by the context provided by the site topography, with the area of proposed change being below and framed by an undeveloped ridgeline, and bordering an open space precinct along the creek-line to the east.

It is intended to re-align Abbotsford Road, which will have the benefit of reducing erosion risk, and to service the potential subdivision from existing and realigned roads as well as relatively short lengths of new road. The single land ownership will be conducive to the staged development of the land in accordance with the market..

40 allotments would potentially house around 100-110 people, at the typical occupancy rate for the locality of 2.8.

Demographic data for the locality reproduced in Appendix A, indicates that the existing residents of the rural areas around the townships and including the study area, have the following characteristics –

- Higher household incomes compared to the adjoining township and NSW average
- Substantially fewer households in need of various forms of government assistance
- Higher proportions of married couples
- Higher rates of car ownership
- Higher rates of attendance at non-government schools
- Higher proportions of larger (4 bedroom) houses
- A demographic structure suggesting higher proportions of families with young children and a low proportion of older age groups

It is reasonable to expect that the future population would have similar characteristics.

## 4.0 ASSESSMENT AGAINST STATE, REGIONAL & LOCAL PLANS & STRATEGIES

### 4.1 NSW State Government State Plan

The State Plan presents a set of goals and actions relating to the whole of the state government. It is too broad and has a particular focus on government that make it difficult to apply to the subject proposal. Aspects of the Plan that touch on issues raised by the proposal include-

- **Goal 3.2** seeks to promote economic and population growth in regional NSW. On the basis that the site is in regional NSW, the proposal would contribute to achieving this goal.
- **Goal 3.3** includes the protection of strategic agricultural land. As addressed elsewhere in the report titled **Agricultural Land Capability Study – Harvest Scientific Services Pty Ltd, 27 February 2013** supporting this planning proposal, the land is not fertile or versatile agricultural land that warrants protection. The proposal would act to relieve development pressure on agricultural land that may warrant protection, and to that extent the proposal would contribute to achieving this goal.
- **Goal 4.2** includes the reduction of red tape, including the time taken for processing Planning Proposals. The requirement for studies on issues that are patently unhelpful to a rezoning decision is contrary to this goal.
- **Goal 5.1** relating to improving housing affordability and availability is assisted by the additional housing opportunities that would be created under the proposal, (without generating public costs), and by the potential to free up more affordable housing where people upgrade to a rural residential environment. The achievement of this goal is demonstrated in **Socio-Economic Assessment Report – Mike George Planning Pty Ltd, July 2013**

- **Goal 21.1** to secure potable water supplies would be addressed in the specifications for domestic sewage disposal intended to protect the Sydney drinking water catchment. A site specific waste water management plan titled **Onsite Wastewater Feasibility and Water Quality Study** – Harvest Scientific Services Pty Ltd, 14 February 2013 accompanies this proposal and demonstrates the potential to control the impacts of onsite wastewater management
- **Goal 22.1** to protect land, biodiversity and natural vegetation is assisted by the identification of parts of the site of potential environmental value, but protection of that land is not contingent on zoning change at this point. A site specific report titled **Biodiversity Study** – ACS Environmental Pty Ltd, June 2013 has mapped the sensitive environmental part of the site and concludes that there will be negligible if any impact on these areas as a result of rezoning and future development of the subject land.
- **Goal 27.1** includes increasing participation in sport and recreation. The proposal to dedicate land to expand the Council's sporting complex development, is consistent with this goal.
- **Goal 28.2** in part relates to protecting against bushfires. As separately reported (See report by ACS Environmental Pty Ltd), this goal would be implemented in the details of a development application.

#### **4.2 Metropolitan Plan for Sydney 2036**

This plan has a primary focus on the Sydney metropolitan area and the established development programs. It is silent on the question of large lot residential development, and does not deal in any direct way with Wollondilly Shire.

To the extent that the Plan emphasises compact urban growth models, the proposal would be consistent in that it abuts and expands an urban sporting facility, and

adjoins existing large lot uses. It is close to the urban centre of Picton and would support business and services in the centre.

To the extent that the plan seeks to protect agricultural resources, there is no material conflict, as addressed in the report by Harvest Scientific Services Pty Ltd forming part of the planning proposal.

### **4.3 Draft South West Subregional Strategy**

This strategy is primarily focussed on Liverpool, Camden and Campbelltown areas, and the South West Growth Centre and other established release areas. It refers to housing growth targets for Wollondilly without limiting how they are to be achieved. Although this document does not make specific reference to rural residential development, it promotes a mix of housing types, which would be assisted by the proposal. It acknowledges Picton town centre and applies the general principle of residential growth supporting established centres. Although the proposal does not provide for growth within walking distance of this centre, it would support the centre and would not involve any lengthy or uncharacteristic car travel.

It promotes retention of rural character, natural environmental resources and heritage. The "Abbotsford Group" of heritage buildings is specifically identified. The Proposal is consistent with these objectives.

The strategy calls for a clear edge to urban areas adjoining rural land in Wollondilly Shire. While this is open to an interpretation that it seeks an abrupt edge, ruling out any rural residential transition, there is nothing in the document that confirms this or any other interpretation. It could be equally argued that the creek and playing fields clearly define the urban edge to this part of Picton, and that the proposal seeks a characteristic semi-rural character typical of the area. The issue is too vague to influence consideration of the Proposal.

#### **4.4 Picton Tahmoor Thirlmere Urban Area Implementation Strategy**

This document was unable to be obtained. It is understood that it primarily concerned with services, which are addressed elsewhere in the studies accompanying this Proposal.

#### **4.5 NSW Long Term Transport Master Plan**

This document does not contain anything that bears on the Planning Proposal or is affected by it. To the extent that there is an underlying objective to minimise car travel, that is advanced by the proposal being adjacent to the Picton Urban area, and requiring short car trips. Picton itself is serviced by the inter-urban country heavy rail network. Parking facilities exist at the local railway station and encourage the use of rail transport.

#### **4.6 Section 117 Directions**

Appendix B contains a checklist of Section 117 Directions with an assessment of the planning proposal against the Directions. The majority of the Directions have no relevance, and the proposal is not inconsistent or justifiably inconsistent with those directions that have some application.

In terms of the applicable directions-

##### **1.2 Rural Zones**

The proposal involves a change of zoning from rural to residential, although that is a technicality created by the “square pegs in round holes” problems caused by the limitations of the template LEP. To the extent that the proposal otherwise increases the residential density of the rural zone, it would still be inconsistent with paragraph 4(b) of the Direction.

This inconsistency is justified in the Agricultural Land Capability Study accompanying the proposal, which establishes that the land does not have a high agricultural production value, and that the proposal would have the effect of reducing pressure for rezoning of other rural land with agricultural production value. There is no material conflict with the objectives of the Direction. The inconsistency may also be justified by the minor nature of the proposal.

### **1.5 Rural Lands**

The proposal is not inconsistent with this Direction to the extent that it calls up the Rural Planning Principles and Rural Subdivision Principles of State Environmental Planning Policy (Rural Lands) 2008, and the proposal is consistent with those principles. In particular-

- The affected land is not of high agricultural value, and the proposal has no material impact on agricultural production potential
- The proposal appropriately responds to the constraints of the land
- Opportunities for rural living and lifestyle are provided in an appropriate location
- The proposal will contribute to the protection of other parts of the site with environmental conservation values
- Agricultural production potential of other land is not constrained
- The proposal will not create any liability for public spending on infrastructure and services, and will positively contribute to road and open space improvements
- There is no conflict with any regional strategy
- The proposal does not have any identifiable adverse socio-economic consequences
- The Proposal does not create any rural urban interfaces where rural land use conflicts can occur

These issues are addressed in the body of supporting studies for the planning proposal

## **2.1 Environment Protection Zones**

The proposal would potentially increase the extent of environment protection zones, and is not inconsistent with this Direction which calls for retention of existing zones.

## **2.3 Heritage Conservation**

The proposal is not inconsistent with this Direction to the extent that it facilitates the conservation of the heritage buildings on the site by defining their curtilage and outlining further action, particularly the preparation of a Conservation Management Plan at the development application stage. ( See Curtilage Study by NBRS + Partners).

## **3.1 Residential Zones**

The proposal is consistent with this strategy to the extent that it involves the creation of a residential zone (as distinct from rural residential). It will contribute to housing choice and an increase in residential density, and development would be subject to existing LEP requirements relating to the provision of adequate services. It will involve the use of existing infrastructure, and as addressed elsewhere, does not require public investment in infrastructure.

The proposal is consistent with the objectives of the Direction. However, it is nominally inconsistent with paragraph 4(c) of the direction in that it involves the consumption of land on the urban fringe. In part this is an issue in that the Directions do not specifically address rural residential development, which is appropriately located on the urban fringe so that it can make efficient use of existing services, and minimise the loss of prime crop and pasture land for urban related purposes. The inconsistency is justifiable on these grounds, and the minor nature of the Proposal.

### **3.3 Integrating Land Use and Transport**

To the extent that the proposal involves an intensification of land use adjacent to the Picton urban area, it is not inconsistent with this Direction. Again, the Direction does not contemplate rural residential development, which by its nature is likely to require travel by private vehicle. Because the land is close to urban services and facilities, the proposal will act to minimise the extent of private vehicle travel, compared with more distant locations.

Furthermore, with the close proximity to the town centre and the future linkages to the existing cycleway/pathway, the development of this land will enable the extension of the non-vehicle transport network.

### **4.4 Planning for Bushfire Protection**

The proposal is consistent with this direction, as set out in the report prepared by ACS Environmental Pty Ltd forming part of the Proposal.

### **4.5 Implementation of Regional Strategies**

This Direction does not apply to the Draft South West Regional Strategy. The Sydney Canberra Corridor Regional Strategy does not apply to the Wollondilly Council Area. The proposal would not be inconsistent with the objective of that Strategy to focus growth on established centres.

### **5.2 Sydney Drinking Water Catchment**

The protection of water quality in the Sydney drinking water catchment is addressed in the report titled **Onsite Wastewater Feasibility and Water Quality Study** – Harvest Scientific Services Pty Ltd, 14 February 2013 forming part of the Proposal. As set out in that report, the proposal would be consistent with the Direction with the application of recommended controls at the Development Application stage. The subject land however is not located within

the physical drinking water catchment and not bound by the provisions of this policy.

### **7.1 Implementation of the Metropolitan Plan for Sydney 2036**

As set out above, the proposal is not inconsistent with the Metropolitan Plan.

### **4.7 SREP No 2 Hawkesbury- Nepean River**

In terms of the planning policies and recommended strategies set out in Clause 6 of this Plan –

- The report titled **Onsite Wastewater Feasibility and Water Quality Study** – Harvest Scientific Services Pty Ltd, 14 February 2013 relating to water quality accompanying the proposal satisfies the provisions of subclause (2).
- The Proposal does not affect any significant vegetation, and is not inconsistent with subclause (6). (Refer to **Biodiversity Study** – ACS Environmental Pty Ltd, June 2013
- The policy for rural residential development set out in subclause (9) Is satisfied to the extent that the proposal does not reduce agricultural sustainability; does not contribute to urban sprawl, on the basis that it provides for a compact arrangement between the urban area and rural residential development; and does not involve potential adverse environmental effects in terms of water quality or flora and fauna. These issues are addressed in detail in the reports accompanying the Proposal.
- The proposal otherwise is consistent with the strategies outlined in subclause (9).

### **4.8 Wollondilly LEP 2011**

The proposal involves the application of standard zones and provisions of this LEP to implement the proposal. There is no apparent reason to depart from standard provisions or to add site specific provisions.

The existing LEP 2011 contains the R5 zone which is suggested for the subject site. The maps that accompany that LEP will need to be amended to reflect the new zone, the minimum allotment size, the significant environmentally sensitive land. The Abbotsford Group is already identified on the Heritage Map.

#### **4.9 Wollondilly DCP 2011**

The provisions of this DCP are capable of direct application once the Planning Proposal is implemented. There is no apparent reason to include any site specific provisions.

#### **4.10 Wollondilly Growth Management Strategy 2011**

This strategy specifically recognises rural residential development, and provides that it should be immediately adjacent to existing urban areas. The proposal satisfies this objective. In terms of those policies within the strategy that are relevant to the planning proposal –

- **P2** The proposal is compatible with the concept and vision of “Rural living”
- **P5** The proposal is not inconsistent with the broad policy to provide for appropriate growth for each town, particularly noting the focus for growth on Picton/Tahmoor/Thirlmere set out on page 20
- **P6** The proposal assists the intention to plan for adequate housing. It is noted that the strategy provides for a statistical surplus of housing opportunities around Picton, and that the Strategy map does not contemplate mainstream growth in the direction of the subject site. Nonetheless, the strategy also expressly remains open to proposals for rural residential development adjacent to existing urban areas, and to that extent, does not preclude favourable determination of the Proposal.
- **P8** The proposal will contribute to a mix of housing types.

- **P9** The proposal is consistent with the strategy for lower residential densities at the edges of urban areas
- **P10** The site location is consistent with this policy and the general strategic considerations for rural residential housing set out in Chapter 5.5.1.
- **P17** The proposal will not create any unsustainable financial burden on Council related to the funding of infrastructure. It involves the dedication of strategic land to allow extension of Council's adjoining sporting complex, and will fund local road improvements. It will generate increased rate revenue.
- **P18** The proposal involves the use of existing infrastructure consistent with this policy
- **P21** As separately addressed, the proposal is not inconsistent with the policy to protect agricultural land resources.

#### **4.11 Wollondilly Vision 2025 & Community Strategic Plan 2030**

Wollondilly Vision 2025 has been overtaken by Wollondilly Growth Management Strategy 2011.

Wollondilly Strategic Plan 2030 provides the framework in which a range of Council actions, including statutory planning, are to be carried out. It also emphasises the "rural living" vision. The document itself does not bear on the question of consideration of the Planning Proposal, but rather sits over those local documents that do. As addressed above, the planning proposal is not inconsistent with the Council's policy and strategic framework, and consequentially does not conflict with the Community Strategic Plan.

## 5.0 CONCLUSIONS

The State and regional policy framework does not directly address rural residential development. It expresses a priority for the protection of agricultural land resources, that is addressed in detail in the report titled **Agricultural Land Capability Study – Harvest Scientific Services Pty Ltd, 27 February 2013** accompanying the proposal, and which concludes that the land does not have a high agricultural production value, and that the Proposal would have the effect of reducing pressure for rezoning of other rural land with agricultural production value.

The State and regional policy documents also identify key issues that need to be addressed, in this case particularly related to water quality, bushfire risk management, and heritage. These issues are also addressed in specialist studies supporting the Planning Proposal, and conclude that development of land in the manner indicated by the Planning Proposal can take place in an appropriate manner.

The state and regional as well as local documents express preferences for concentrations of growth in and adjoining existing settlements, and in the use of existing infrastructure. They reflect a policy that development should not create unreasonable costs for infrastructure and services that need to be funded by the public sector. The Proposal is consistent with these principles, and will make positive infrastructure improvements.

The Council's strategic and policy framework is founded on a vision for "rural living" that is advanced by the Proposal.

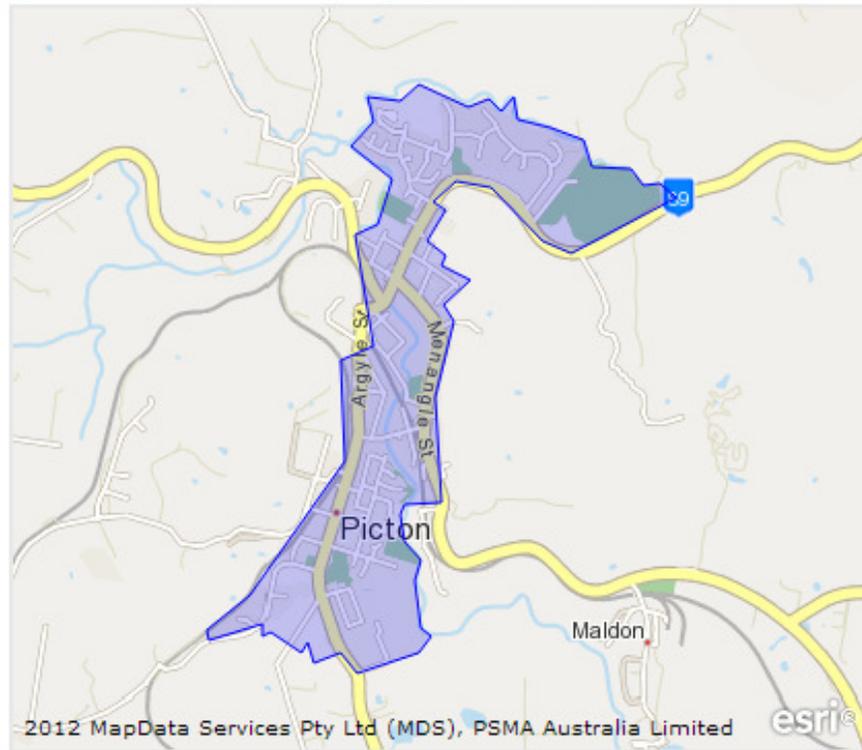
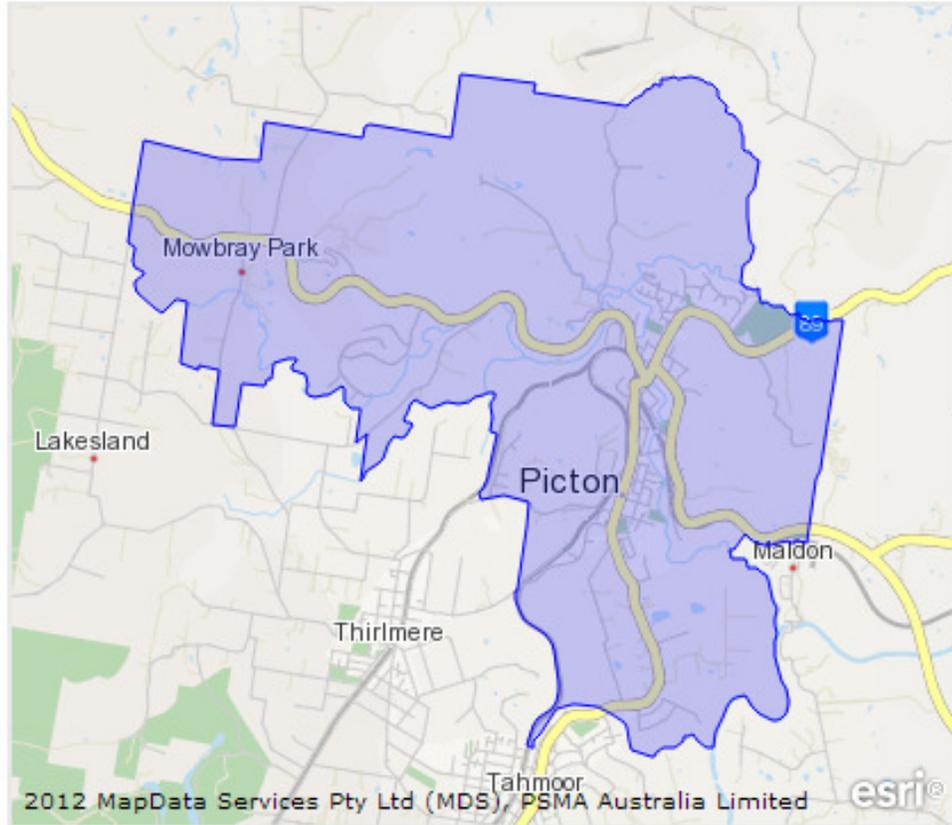
The Proposal is able to be supported on planning policy grounds.

**APPENDIX A**

**DEMOGRAPHIC DATA**

<b>Demographic Characteristic</b>	<b>Picton Urban Centre/ Locality</b>	<b>Picton suburb (non-urban) 2011</b>
Total Persons	3146	1449
Age groups:		
0-4 years	255 (8.1%)	116 (8.0%)
5-14 years	441 (14.0%)	265 (18.2%)
15-19 years	236 (7.5%)	121 (8.3%)
20-24 years	203 (6.4%)	77 (5.3%)
25-34 years	331 (10.5%)	95 (6.5%)
35-44 years	466 (14.8%)	255 (17.6%)
45-54 years	446 (14.1%)	247 (17.0%)
55-64 years	385 (12.2%)	145 (10.0%)
65-74 years	229 (7.2%)	86 (5.9%)
75-84 years	116 (3.6%)	38 (2.6%)
85 years +	38 (1.2%)	4 (0.2%)
NESB Persons <sup>1</sup> :		
(i) No. born overseas in a non-English speaking country	125 (3.9%)	65 (4.5%)
(ii) No. speaking languages other than English at home	122 (3.5%)	58 (4.0%)
In need of assistance	115 (3.6%)	43 (2.9%)
Own own home	331 (29.7%)	113 (26.5%)
Home mortgaged	479 (43.1%)	255 (29.8%)
Private rental	231 (20.8%)	43 (10.9%)
Public housing	39 (3.5%)	10 (2.3%)
Separate house	961 (80.2%)	427 (94.2%)
Semi detached	76 (6.3%)	-
Flat/unit	63 (5.3%)	-
One parent households with dependent children <sup>4</sup>	102 (11.9%)	23 (5.8%)
Median weekly household income	\$1377	\$1433
Married	1254 (51.4%)	655 (61.6%)
4 bedroom household	362 (32.5%)	208 (48.7%)
Car Ownership		
0	72 (6.5%)	8 (1.8%)
1	348 (31.4%)	73 (17%)
2	425 (38.5%)	176 (41.1%)
3	150 (13.5%)	87 (20.3%)
4+	93 (8.4%)	70 (16.3%)
Average household size	2.7	2.8
Infants School		
Catholic	58 (20.0%)	48 (26.3%)
Other Non-Govt	42 (14.6%)	31 (17.0%)
Secondary School		
Catholic	50 (20.7%)	21 (17.9%)
Other Non-Govt	26 (10.8%)	36 (30.7%)

Picton State Suburb



Picton Urban Centre/Locality

**APPENDIX B**

**SECTION 117 DIRECTIONS CHECKLIST**

<b>Section 117 Directions</b>					
<b>No</b>	<b>Date</b>	<b>Subject</b>	<b>Incon- sistent</b>	<b>Not Incon- sistent</b>	<b>N/A</b>
1.1	1 <sup>st</sup> July 2009	Business & Industrial Zones			✓
1.2	1 <sup>st</sup> July 2009	Rural Zones		✓	
1.3	1 <sup>st</sup> July 2009	Mining, Petroleum Production and Extractive Industries			✓
1.4	1 <sup>st</sup> July 2009	Oyster Aquaculture			✓
1.5	1 <sup>st</sup> July 2009	Rural Lands		✓	
2.1	1 <sup>st</sup> July 2009	Environment Protection Zones		✓	
2.2	1 <sup>st</sup> July 2009	Coastal Protection			✓
2.3	1 <sup>st</sup> July 2009	Heritage Conservation		✓	
2.4	1 <sup>st</sup> July 2009	Recreation Vehicle Areas			✓
3.1	1 <sup>st</sup> July 2009	Residential Zones		✓	
3.2	1 <sup>st</sup> July 2009	Caravan Parks & Manufactured Home Estates			✓
3.3	1 <sup>st</sup> July 2009	Home Occupations			✓
3.4	1 <sup>st</sup> July 2009	Integrating Land Use & Transport		✓	
3.5	16 <sup>th</sup> Feb. 2011	Development near Licensed Aerodromes			✓
3.6	1 <sup>st</sup> July 2009	Shooting Ranges			✓
4.1	1 <sup>st</sup> July 2009	Acid Sulfate Soils			✓
4.2	1 <sup>st</sup> July 2009	Mine Subsidence & Unstable Land			✓
4.3	1 <sup>st</sup> July 2009	Flood Prone Land			✓
4.4	1 <sup>st</sup> July 2009	Planning for Bushfire Protection		✓	
5.1	1 <sup>st</sup> July 2009	Implementation of Regional Strategies		✓	
5.2	3 <sup>rd</sup> March 2011	Sydney Drinking Water Catchments		✓	
5.3	1 <sup>st</sup> July 2009	Farmland of State & Regional Significance on the NSW Far North Coast			✓
5.4	29 <sup>th</sup> Nov. 2009	Commercial & Retail Development along the Pacific Highway, North Coast			✓
5.8	1 <sup>st</sup> July 2009	Second Sydney Airport: Badgerys Creek			✓
6.1	1 <sup>st</sup> July 2009	Approval & Referral Requirements			✓
6.2	1 <sup>st</sup> July 2009	Reserving Land for Public Purposes			✓
6.3	1 <sup>st</sup> July 2009	Site Specific Provisions			✓
7.1	1 <sup>st</sup> Feb. 2010	Implementation of the Metropolitan Plan for Sydney 2036			✓