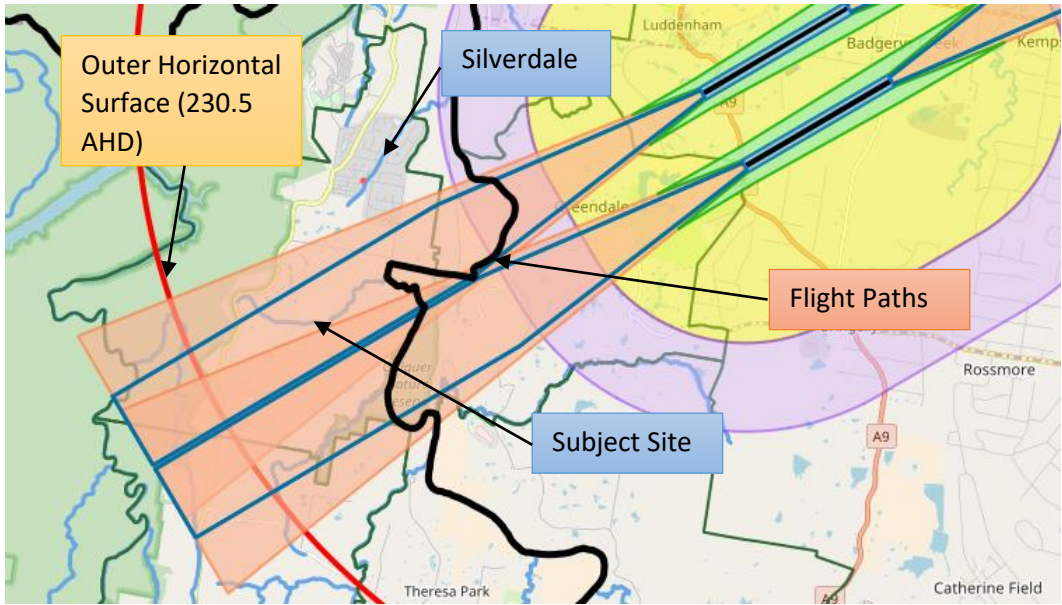


GR6 Attachments

1. Obstacle Limitation Surface (OLS) map & Location Maps
2. Letter to Proponents of Draft Planning Proposals
3. Correspondence 1/6/2018 Eltondale Planning Proposal
4. Correspondence 31/5/2018 Rezoning proposal – Tourist facilities and small lot development 350 Barkers Lodge Road Picton
5. Submission 31/5/2018 Rezoning Application West Thirlmere
6. Correspondence 4/6/2018 Planning proposal – 65 – 95 Ironbark Road Bargo
7. Submission 3/6/2018 Draft Planning Proposal – Tahmoor Town Centre Height Limit – Response to Request for Additional Information
8. Late submission 12/6/2018 West Tahmoor Minimum Lot Size (not mentioned in report)

Monday 16 July 2018

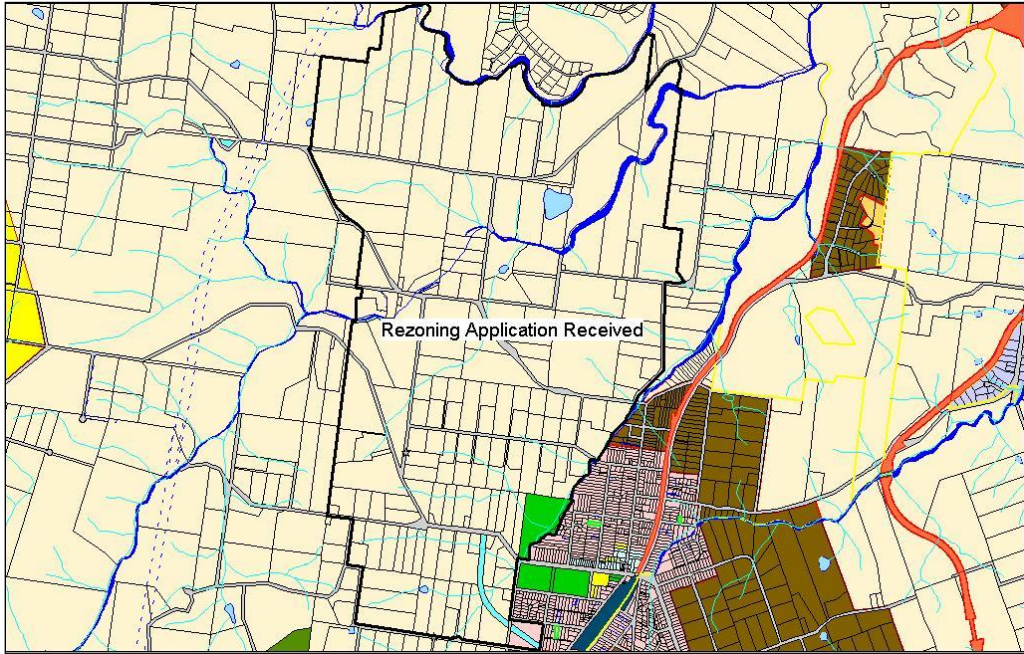
GR6 – Pre – Gateway Determination Planning Proposals within
the Metropolitan Rural Area



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OLS MAP N



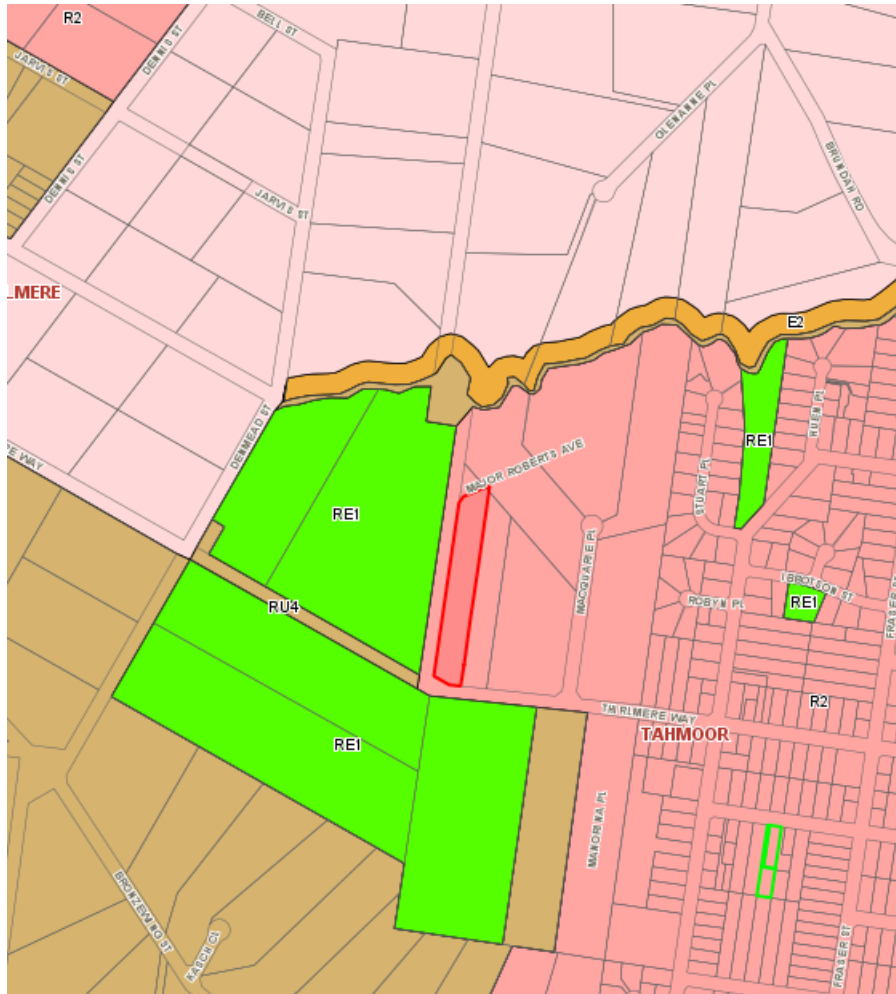
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LOCATION MAP N



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LOCATION MAP N



LOCATION MAP N



↑
LOCATION MAP N

Our Reference: TRIM 7856

Martens & Associates Pty Ltd
20 George Street
HORNSBY NSW 2077

Attn: Mr Gray Taylor

4 May 2018

Dear Mr Taylor,

DRAFT PLANNING PROPOSAL – ELTONDALE RELEASE AREA

Council is writing to you regarding the abovementioned Draft Planning Proposal. The Draft Planning Proposal relates to land which is located in an area designated as Metropolitan Rural Area under the NSW Government Greater Sydney Commission produced plans '*Greater Sydney Region Plan: A Metropolis of Three Cities*' (GSRP) and '*Western City District Plan*' (WCDP) both dated March 2018.

Section 3.8 of the *Environmental Planning & Assessment Act 1979 (EPA Act)* provides that in preparing a planning proposal under s3.33 of the EPA Act the Council is to give effect to any district strategic plan applying to the local government area and the district strategic plan is in turn to give effect to any regional strategic plan.

The GSRP and WCDP contain a series of principles, priorities, objectives, strategies and actions applicable to Metropolitan Rural Areas.

A number of these are relevant considerations that should be addressed in detail to support your Draft Planning Proposal. The criteria is attached to this letter.

Could you please submit detailed information that addresses the principles, priorities, objectives, strategies and actions applicable to the Metropolitan Rural Areas identified in the GSRP and WCDP. This information should be submitted in electronic form (both word and pdf) by 4 June, 2018 to facilitate reporting the Draft Planning Proposal to Council.

If the when considering the above you conclude that the Draft Planning Proposal cannot satisfy the principles, priorities, objectives, strategies and actions applicable to the Metropolitan Rural Areas identified in the GSRP and WCDP you may choose to withdraw the Draft Planning Proposal application.

If you have any questions please contact Carolyn Whitten on (02) 4677 9551 or email Carolyn.Whitten@wollondilly.nsw.gov.au.

Yours faithfully



Stephen Gardiner
Manager
SUSTAINABLE GROWTH

Table 1 – Greater Sydney Regional Plan Objectives

The GSRP outlines 10 Directions. 'Objectives' outline the how to achieve the directions for better planning throughout Sydney

OBJECTIVES	PAGE
<p>Objective 22: Investment and business activity in centres</p> <ul style="list-style-type: none"> - 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 	p.121
<p>Objective 24: Economic sectors are targeted for success</p> <ul style="list-style-type: none"> - 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 	p.141
<p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</p> <ul style="list-style-type: none"> - 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. 	p.156
<p>Objective 28: Scenic and cultural landscapes are protected.</p> <ul style="list-style-type: none"> - The Metropolitan Rural Area and the Protected Natural Area (i.e. 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 realised to protect and enhance natural landscapes (GRSP p.158). 	p.158
<p>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.</p> <ul style="list-style-type: none"> - Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has sufficient land to deliver its housing needs within the current boundary of the Urban Area, including existing Growth Areas (i.e. 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. - 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 - 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 	p.160-3

<p>to local demand for growth, the character of the town or village and the values of the surrounding landscape and rural activities</p> <ul style="list-style-type: none"> - 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 	
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Table 2 – Greater Sydney Regional Plan Strategies

'Strategies' are the overarching methods for the achievement of 'objectives'.

STRATEGIES	PAGE
Strategy 16.1: 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.96
Strategy 29.1: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.	p.163
Strategy 29.2: Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area).	p.163

Table 3 – Western City District Plan Planning Priorities

'Planning Priorities' outline how each specific region of Sydney will achieve the 'objectives' listed in the Greater Sydney Regional Plan.

PLANNING PRIORITIES	PAGE
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	p.16
<ul style="list-style-type: none"> ▪ Liveability: 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: <ul style="list-style-type: none"> W3 - Providing services and social infrastructure to meet people's changing needs W4 - Fostering healthy, creative, culturally rich and socially connected communities W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport W6 - Creating and renewing great places and local centres, and respecting the District's heritage 	p.27
<ul style="list-style-type: none"> ▪ Sustainability: For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities: <ul style="list-style-type: none"> W12 - Protecting and improving the health and enjoyment of the District's waterways W13 - Creating a Parkland City urban structure and identity W14 - Protecting and enhancing bushland and biodiversity W15 - Increasing urban tree canopy cover and delivering Green Grid connections W16 - Protecting and enhancing scenic and cultural landscapes W17 - Better managing rural areas W18 - Delivering high quality open space W19 - Reducing carbon emissions and managing energy, water and waste efficiently 	p.106

<p>W20 - Adapting to the impacts of urban and natural hazards and climate change</p>	
<p>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.</p> <ul style="list-style-type: none"> - The Growth Area programs of the NSW Department of Planning and 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. <p><u>Gives effect to GSRP objectives 10 and 11</u></p>	p.42
<p>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes</p> <ul style="list-style-type: none"> - The Wollondilly local government area 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. - Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality. - Continued protection of the Western City District's 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><u>Gives effect to GSRP objective 28</u></p>	p.124
<p>Planning Priority W17: Better managing rural areas</p> <ul style="list-style-type: none"> - <i>'Greater Sydney Region Plan: A Metropolis of Three Cities'</i> 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. - 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. - 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. <p><u>Gives effect to GSRP objective 29</u></p>	p.126
<p>Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change.</p>	p.136

<p>- Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing communities that are exposed and vulnerable to natural hazards.</p> <p>Gives effect to GSRP objectives 36, 37 and 38</p>	
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Table 4 – Western City District Plan Actions

‘Actions’ are methods for the implementation of ‘planning priorities’ and ‘objectives’.

ACTIONS	PAGE
Action 35: Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.	p.77
Action 41: Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.	p.77
Action 78: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.	p.127
Action 79: Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area).	p.127
Action 88: 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.	p.139

1st June 2018

Mr. Luke Johnson
General Manager
Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Dear Luke,

Attention: Stephen Gardiner and Carolyn Whitten

RE: ELTONDALE PLANNING PROPOSAL

Thank you for your enquiry regarding the status and policy consistency of the Eltondale Planning Proposal that was lodged by Martens and Associates Pty Ltd on behalf of landowners in 2013.

As you are aware Council's determination of the Planning Proposal has been put on hold pending the review of its Growth Management Strategy. We understand that this review is ongoing.

To assist Council with this review, we are advised that a Stage 1 Planning Proposal relating to part of the broader Eltondale site will shortly be lodged with Council. The Stage 1 Proposal will be lodged on behalf of Boyuan Holdings Limited (BHL), an Australian-listed development company that has acquired part of the Eltondale site and will fund its full development.

The Stage 1 Proposal re-informs the original Eltondale proposal. It relates primarily to the residential and tourism development of a central portion of the Eltondale project. Other stages of the Eltondale Planning Proposal will follow the lodgement of the Stage 1 Proposal.

We are further advised that the Stage 1 Planning Proposal will be submitted with full documentation that addresses the policy framework that is contained within the recent Greater Sydney Region Plan and the Western City District Plan.

It is our understanding that the Stage 1 Planning Proposal documentation is complete and that BHL is arranging discussions with Councilor's over the next few weeks.

I hope this response assists and brings you up to date with current landowner thinking.

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Civil

Earthworks
Excavations
Pipelines
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Pavements
Parking
Structures

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MARTENS & ASSOCIATES P/L
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Should you require further information regarding the Stage 1 Planning Proposal you may contact Wayne Gersbach from MacroPlan (0410-697-404) or Joesph Nguyen of BHL (9048-9859), both of whom are copied into this response.

Yours Sincerely,



Gray Taylor

Martens & Associates Pty Ltd
Senior Engineer/Project Manager
BE Engineering



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31 May 2018

Our Ref: 1384

The General Manager
Wollondilly Council
PO Box 21
PICTON NSW 2571

Dear Sir

Rezoning proposal – Tourist facilities and small lot development 350 Barkers Lodge Road Picton

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, as well as to clarify aspects of the proposal to give a clear outline of the proponent's vision for the development. These matters are discussed in further detail later in this letter.

- 1) The proposal seeks support for various LEP amendments to enable a tourist facility to be erected and to operate on the site, as well as to enable a small, low-impact subdivision at one end of the property. These two elements are proposed as an inseparable package.
- 2) In order to give Council a level of assurance that the tourist facility will be erected, the proponent has indicated his willingness to offer to enter into a voluntary planning agreement, or some other agreed mechanism, to ensure the tourist facility is erected prior to the subdivision. The proponent is unequivocal about this undertaking.
- 3) The proponent is agreeable to the tourist facility being enabled by way of a Schedule 1 LEP amendment, rather than a change to the underlying zone of the land. The proponent is also agreeable to the preparation of site-specific DCP guidelines, in conjunction with Council, to ensure the tourist facility is designed, constructed and operates in a manner that makes a positive contribution to the local area. The tourist facility would have its own onsite effluent system arrangement.

P: (02) 9967 0500
E: jeff@deepriver.com.au
W: preciseplanning.com.au
A: 152 Sailors Bay Road Northbridge NSW 2063
P: PO Box 426 Northbridge NSW 1560

- 4) The proponent is agreeable to the small lot subdivision component being designated as an E4 Environmental Living zone with a 1ha minimum lot size. The proponent is also agreeable to the preparation of site-specific DCP guidelines, in conjunction with Council, to ensure the small lot subdivision is developed with a particular landscape character consistent with the local rural area. Each lot would have its own onsite effluent disposal arrangement.
- 5) Reticulated water can be made available to both the tourist facility and the subdivision.
- 6) Biobanking opportunities exist at the site, thus facilitating a positive environmental and scenic landscape character outcome.
- 7) It is envisaged that the tourist facility will comprise a function/reception/conference centre for up to 140 people, a restaurant, villa and/or apartment style tourist accommodation (20 rooms with minimum 2 people per room), small fresh fruit and vegetable growing areas and other recreational-type activities that are consistent with a tourist facility. It is envisaged that whilst the function/reception/conference centre would utilize the restaurant and accommodation facilities, each component would be available for individual use. In other words, the restaurant would be open for guests, whether or not it was part of a function/reception/conference. Similarly, the accommodation would be available to book independently of the function/reception/ conference centre facilities.
- 8) The proposal will place no burden on either the State government or Council in terms of infrastructure. Both the tourist facility and 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. The tourist facility would maintain a highly attractive, manicured entry to the site. Road upgrading along the frontage of the site would be funded by the proponent at the development stage, with no financial impost on Council. It is noted that Council already has forward plans to upgrade the intersection of Barkers Lodge Road and Argyle Street.

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 as a result of the additional jobs created is expected to be largely taken up by the current services becoming better utilized and thus more viable.

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 Table 1 within this correspondence.

In relation to the *Other Matters Requiring Further Consideration*, I respond as follows:

Link between tourist facility and subdivision

The proposed subdivision component of the land is a component of an overall strategic plan to assist with the ongoing viability of the proposed tourist facility. There is nothing contradictory in this proposal. The subdivision component is not intended to provide finance for the capital investment requirements of the tourist facility, rather to assist in providing finance for the initial running costs of the facility whilst it is being established and attracting custom. The establishment of the proposed tourist facility will cost many millions of dollars and will employ a significant number of local people. The envisaged economic benefits to the local area, including employment creation and tourist spending for existing local businesses, have been articulated to Council in previous correspondence. Such a significant facility for the local area will require time to establish and become self-supporting. The proposed subdivision component will assist the tourist facility to be sustainable in the long-term.

In terms of the subdivision component itself, it is noted that the site is directly opposite Nangarin. The Nangarin Estate has been one of the most successful and in demand residential areas in the entire district. The subdivision component proposed by this application is significantly smaller than Nangarin in terms of lot numbers, but individual lot areas (ha) are significantly greater. It is contended that if Nangarin, with greater numbers of lots and smaller land area sizes, blends into the rural landscape (and to some degree establishes its own landscape character), then the subdivision component proposed by this application will perform this role to at least the same, if not to a greater degree. The vision is for a high quality development that is locally themed, in conjunction with the tourist facility. The proponent is agreeable to work with Council to develop site-specific DCP guidelines to guide future housing style, building materials, setbacks, height and landscaping. Council is encouraged to take a *place-based* approach when considering this element of the proposal. There is no doubt that the demand is high for this type of development. It is not being suggested that this element play any role in meeting regional demand for housing.

Method to ensure tourist facilities are established prior to residential development

Some concern has been raised in relation to the appropriateness of a planning agreement as a mechanism to ensure the tourist facilities are established prior to the residential component proceeding.

Irrespective of the mechanism, the proponent is unequivocal in his commitment to establish the tourist facility prior to the subdivision component.

In the event that a planning agreement is not considered an appropriate mechanism, I suggest that alternative would be that, as a condition of Council's support and also the Gateway determination, the proponent be required to submit to Council for consideration a **concept development application** pursuant to S4.22 EPA Act, which would clearly show the stages proposed. It is envisaged that the concept development application would be assessed prior to the finalization of the proposed LEP amendment and determined immediately after the making of the LEP amendment. It is noted that Council would then control the staging of the process under the provisions of S4.24(2) EPA Act.

Any consent to the *concept development application* could, as I see it, contain a condition along the following lines:

"It is a fundamental term of this consent that any development of the subject site must occur in the following staged manner and in accordance with any DCP that applies to the site:

- a) Development of a Tourist facility enabled by Schedule 1 WLEP 2011*
- b) Residential development on that part of the site zoned as E4 Environmental Living.*

No development consent may be granted for residential development until the tourist development enabled by Schedule 1 WLEP 2011 has received its final occupation certificate.

Reason: To ensure that development occurs in accordance with the purpose of Wollondilly Local Environment Plan (Amendment No #)

...

While this consent remains in force, the determination of any further development application in respect of the site cannot be inconsistent with this consent."

Place-based planning

Considering Picton'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. We contend that the modest-sized, low impact small lot component of this proposal will meet the aspirations of second, third and even fourth time home buyers, helping to keep wealth and spending within the local economy. Otherwise, the second, third and fourth time home buyers may have to look elsewhere (southern highlands in many

cases), out of the area, and Wollondilly will miss out on benefits of attracting these types of residents to the area.

Further, as has previously been articulated to Council in some detail, the tourist facility (which is proposed as an inseparable package with the subdivision component) is an in-demand type of development which will create local employment for skilled and unskilled workers, as well as attract tourists to Picton as a destination, rather than a one-night stopover on the way to somewhere else. This will have a positive economic impact on the town's businesses and help to create a more dynamic zone for Picton's main street. It is incongruous to state on the one hand that tourism needs to be boosted in the area, but then resist attempts to create facilities that would encourage tourists to come. Picton's historic centre has so much potential, however it requires investment and activity. Investment will only come where there is a supportive regulatory environment and Council has a clear role to place to achieve this.

Proposed zone and lot size

The proponent's preferred option for the subdivision component is an R5 Large Lot Residential zone with a 4000sqm minimum lot size. However, the following emailed comments from Council's Senior Strategic Planner Kitty Carter (6 July 2017) are noted:

Would E4 with a minimum lot size of 1ha – and potentially allowing small scale agricultural uses be more in keeping with the overall proposal rather than large-lot residential. As the proposed area for residential is around 18ha, that would provide for around 18 lots similar to that proposed to provide the financial support required to establish the tourism uses.

Based on the above comments, the proponent would be agreeable to a minimum 1ha lot size, instead of the current 4000sqm proposal, which will allow a lower density of development, opportunities for limited, small-scale rural uses and better onsite management of sewage. Subject to further consultation, it may be appropriate to propose this area as an E4 Environmental Living zone, the current objectives from WLEP being to:

- *provide for low-impact residential development in areas with special ecological, scientific or aesthetic values;*
- *ensure that residential development does not have an adverse effect on those values;*
- *provide for a limited range of rural land uses that do not have an adverse effect on surrounding land uses*

The subdivision component envisaged by the proponent would be consistent with these objectives, because it would be low impact, will not have an adverse effect on ecological, scientific or aesthetic values and would have the latent potential for a limited range of low-impact rural land uses.

Wastewater

If the proposed minimum lot size for the E4 component of the proposal is 1ha, each lot will have sufficient area to accommodate onsite effluent disposal. Similarly, the tourist facility will contain sufficient area for this purpose. An onsite effluent disposal report is proposed as a specialist study, post Gateway determination.

Reticulated Water

A response from Sydney Water is attached. Sydney Water has suggested that, given the calculation for water demand is undetermined at this stage, a private service line could be run from the existing water supply through to a holding tank on the site, where it would supply the entire facility. Therefore, the proposed development can be supplied with reticulated water.

Schedule 1 LEP amendment

The proponent is agreeable to the tourist facility component of the proposal proceeding on the basis of a Schedule 1 LEP amendment, rather than a zone change. There are certain benefits to this approach, insofar as the precise extent of the facility does not need to be determined at the planning proposal stage.

The schedule would need to enable the following uses as a minimum:

LAND USE CATEGORY	DEFINITION (WLEP 2011)
ENTERTAINMENT FACILITY	a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.
FUNCTION CENTRE	a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.
HOTEL OR MOTEL ACCOMMODATION	a building or place (whether or not licensed premises under the Liquor Act 2007) that provides temporary or short-term accommodation on a commercial basis and that: <ul style="list-style-type: none"> a) comprises rooms or self-contained suites, and b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.
RECREATION FACILITY (INDOOR)	a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.
RECREATION FACILITY (OUTDOOR)	a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

LAND USE CATEGORY	DEFINITION (WLEP 2011)
RESTAURANT OR CAFÉ	a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.
SERVICED APARTMENTS	a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

TABLE 1

Suggested land use categories to be enabled by LEP amendment (Schedule 1)

The schedule would also need to include the strata subdivision of the facility to enable a common model whereby individual accommodation units may be sold to individual purchasers, but the facility management rights are retained by a specialist management company.

Precedent

The proposed subdivision component of this proposal is intrinsically tied to the tourist facility and this alone sets the proposal apart from a landowner who simply wants a subdivision. It is an appropriate long-term, strategic planning mechanism to secure a valuable tourist facility for the area and the public good that will accrue from this and other similar developments will contribute toward positive social and economic outcomes. This strategic approach could only be used as a precedent where a landowner was proposing and guaranteeing a top-class facility for the area before any small-lot development occurs. The proposal is in the “public interest”.

Fragmentation of rural land

The proposed subdivision component will result in separate titling of that portion of the site. However, it should be considered that there has, for a variety of reasons, been a general shift away from productive agricultural pursuits on large land holdings. Part of the reason for this is that the agricultural pursuits that require extensive land holdings are generally not viable in this area. As a result, some boutique-style small-scale pursuits have evolved in the area, which require far less land and other valuable and scarce resources. The proposed subdivision envisages 1ha lots, which would be able to accommodate small-scale, low impact agricultural uses and so it could be said that the proposed subdivision may enhance the potential of the land to be a net agricultural producer.

Also offsetting the potential fragmentation is that the tourist facility will offer a platform to showcase other small-scale fresh produce growers in a community expo/fair format. This will drive far-and-wide interest in Wollondilly’s growers, which will have the obvious stimulating effect on their businesses, collectively lifting the demand for the area’s produce.

Local investment in tourism

Wollondilly has historically struggled to attract significant investment in tourism. Part of the reason is that it is in close proximity to Camden and Wingecarribee, which have established tourism sectors. Any significant investment in tourism would have to invest heavily, not only in capital investment, but also in ongoing marketing and development of an online presence. In this proposal, Council has the opportunity to support such investment by allowing a low-impact subdivision to occur, following the construction of the tourist facility, which would assist to hedge the risk for the proponent. Council’s role is simply to create an environment that encourages such investment.

Western Sydney City Deals

Wollondilly Council is an active participant in the Western Sydney City Deals, which is a partnership agreement between the Federal and State governments, as well as eight (8) local Councils. In order to manage growth and deliver infrastructure for the new Western Sydney city, the Deal identifies six objectives, namely:

<i>Objective</i>	<i>Response</i>
<i>Realizing the 30-minute city by delivering the North South Rail Link (Connectivity);</i>	The tourist facility is expected to generate a minimum of 60 jobs once fully operational ¹ . In concert with both the living opportunities afforded by the subdivision component of this proposal and the volume of diverse housing expected to be constructed within the Urban Release Areas of Picton, Tahmoor and Thirlmere (and other developments such as PTTAG and Bargo), the tourist facility will deliver jobs within 30 minutes from home. The current bus network within Wollondilly is generally under-utilised and so the additional demand for public transport as a result of the additional jobs created is expected to be largely taken up by the current services becoming better utilized and thus more viable.
<i>Creating 200,000 jobs by supercharging the Aerotropolis and agribusiness precinct as catalysts (Jobs for the Future);</i>	As noted above, the tourist facility is expected to employ a minimum of 60 people when it is fully operational. Additionally, one of the key features of this objective is a high employment agribusiness precinct. The central driving theme of the proposed tourist facility is the onsite, small-scale production of fruit and vegetables, as well as the showcasing of the magnificent fresh produce grown within the Wollondilly area ² . This showcasing will provide a platform for regular and ongoing exposure for this exceptional local industry, which will not only increase tourism for the area but also stimulate this agribusiness sector of the local economy.
<i>Skilling our residents in the region and initiating an Aerospace Institute (Skills and education);</i>	Noted
<i>Respecting and building on local character through a \$150 million Liveability Program (Liveability and environment);</i>	The subject site is not located within the area along South Creek. However, the proposal will support local character through its agricultural theming. There is also a significant opportunity for Biobanking on part of the site.
<i>Coordination and innovation through a Planning Partnership (Planning and housing);</i>	Whilst this proposal will result in a modest increase in allotments available for dwellings, it is not intended to contribute to accommodating Sydney’s future growth or being counted toward any

¹ Refer to Table 3 in letter from Precise Planning to Wollondilly Council dated 14.12.17

² Discussed later in this report



Objective	Response
<p><i>Getting on with delivering for the Western Parkland City with enduring tri-level governance (Implementation and governance).</i></p>	<p>growth targets. The inclusion of the 1ha lots is justifiable on place-based planning grounds, insofar as it will contribute toward satisfying local demand and creating an estate surrounded by rural land, which has become part of Picton’s landscape character, without placing demands on Federal, State or Local government in terms of provision of infrastructure.</p> <p>Noted</p>

TABLE 2
Western Sydney City Deals

Showcasing fresh local produce

With high demands on the Sydney basin as a food bowl, Wollondilly makes a significant contribution to the fresh food supply for the greater Sydney population. The proponent, who owns businesses in the fresh fruit and vegetable industry, is passionate about showcasing the local produce and providing a platform to local growers. This concept dovetails with the proponent’s vision for the tourist facility to hold fresh food fairs onsite, including cooking demonstrations and celebrity chef appearances. Local growers will be invited to participate in such regular events and the showcase will form part of the unique selling proposition and marketing for the facility.

In addition to local growers, it is intended to have small areas of the site dedicated to growing local produce for use in the restaurant, as well as a marketing feature for the facility.

The Greater Sydney Region Plan (‘GSRP’) and Western City District Plan (‘WSDP’)

The contents of the GSRP and WSDP are noted. I contend that this proposal is generally consistent with the relevant principles, priorities, objectives, strategies and actions contained in the GSRP and WSDP. These documents fundamentally relate to guiding the growth of the Sydney Region, concerned with guiding and providing the necessary growth and infrastructure to support the nominated growth targets over the next 20 years.

I note the WCDP (p126) states:

“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”.

The WCDP is clear that towns and villages in the Metropolitan Rural Area will not play a role in meeting regional or district scale demand for residential growth. The modest, low impact and low scale subdivision proposed in this instance does not purport to contribute to meeting the regional or district demand and housing targets set by the Greater Sydney Commission.

In this letter, it has been demonstrated that the proposed tourist facility and the subdivision is a response to a very clear local demand. In a meeting on 1 June 2018, Council’s Tourism and Business Investment Manager Kevin Abey noted that recent research undertaken for Council had identified a very clear need for a tourist facility such as that proposed by this application. Further, the localized demand for 1ha lots is significant this form of development is generally considered as rural in character. Therefore, the character of Picton and its surrounding landscape and rural activities will be enhanced by both elements of this proposal.

Importantly, in terms of maintaining consistency with the GSRP and WCDP, I have already identified that the proposal can be implemented without increasing the burden on the three tiers of government in relation to the provision of infrastructure. Therefore, the proposal is not misaligned with the timing or funding of infrastructure, which is a major theme of the GSRP and WCDP.

The following Table responds to specific objectives, strategies, planning priorities and actions contained in the GSRP and WCDP.

Objectives

<i>Objectives</i>	<i>Response</i>
<p>Objective 22: <i>Investment and business activity in centres</i></p> <ul style="list-style-type: none"> • <i>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</i> 	<p>We contend that this objective relates to conventional forms of business activity such as shops and commercial premises. By its nature, a tourist facility such as the one proposed in this circumstance is most appropriately located in a rural area, as its theme revolves around an agricultural theme and requires the space afforded by a rural area for its unique selling proposition. This proposal is not “expanding rural towns and villages beyond their current boundaries”, rather proposing a tourist facility in a rural area. There are many examples of new business activity that will be set up away from the existing towns, and this objective, in our view, was never intended to prevent this growth. The objective intends to discourage the continual outward movement of the limit of</p>

Objectives Response

Objectives	Response
<ul style="list-style-type: none"> • Objective 24: <i>Economic sectors are targeted for success</i> <i>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.</i> <i>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.</i> 	<p>a CBD area, which this current proposal does not seek to do.</p> <p>Council's attention is drawn to Image 1 below, which is a snapshot of existing development from Sixmaps. Clearly, a significant number of small lots have already been created to the west and east (and to a lesser degree to the south), to such an extent that the creation of the small lots proposed by this application could almost be considered "infill development". The scale of the proposed small lots is not of such significance that it would create land use conflict with any agricultural, mining or extractive use into the future, certainly to no greater degree than the small lots already created.</p> <p>In relation to biobanking, the proponent has orchestrated some preliminary investigations in relation to the viability of biobanking parts of the site and the potential certainly exists. The proponent is open to further discussions with Council in this regard, post Gateway approval.</p>
<p>Objective 27: <i>Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i></p> <ul style="list-style-type: none"> • <i>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</i> 	<p>The proposed redevelopment areas of the site will not impact on any significant biodiversity areas, urban bushland or remnant vegetation. Remnant vegetation may be enhanced by specific planting in conjunction with the future development.</p> <p>In relation to biobanking, the proponent has orchestrated some preliminary investigations in relation to the viability of biobanking parts of the site and the potential certainly exists. The proponent is open to further discussions with Council in this regard, post Gateway approval.</p>
<p>Objective 28: <i>Scenic and rural landscapes are protected.</i></p> <ul style="list-style-type: none"> • <i>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.</i> <i>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.</i> 	<p>The existing landscape in the location of the proposed future redevelopment is rural in nature, but it is not natural. The area has been subjected to historic clearing and has been used for light, low-impact grazing over many years. The small lot area is filtered by significant screen trees and sits predominantly, but not wholly, in a low lying area. Protecting a rural landscape does not mean that nothing can ever be built, it is rather a matter of fact and degree. The tourist facility will be architecturally designed to be sensitive to the environment and the character of the area, particularly in relation to height and use of materials. The facility will also have a rural theme in terms of its architecture and unique selling proposition, so it is envisaged it will</p>

Objectives	Response
<p>Objective 29: <i>Environmental, social and economic values in rural areas are protected and enhanced.</i></p> <ul style="list-style-type: none"> • <i>Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has 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.</i> <ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> • <i>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</i> 	<p>complement the rural landscape. The small lots will similarly be a small community of landowners where small scale, low-impact agricultural uses may be carried out and various guidelines in terms of building type, fencing and landscaping will be implemented to achieve the rural landscape character</p> <p>The current proposal has nothing to do with contributing to the growth targets for the Greater Sydney area. The predominant purpose of the planning proposal relates to the tourist facility. However, in order to ensure that the tourist facility continues to be sustainable, the low impact, minor small lot component will be a hedge for the risk involved. The Greater Sydney Region Plan concerns itself 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 Picton requires an economic stimulus and this may be partly achieved by tourism. However, tourism will only be a recognizable stimulus if it is permitted to develop through encouraging facilities and appropriate infrastructure the supports it. The proposed development will result in manageable environmental, social and economic impacts. The proposal is not a speculative development as the proponent is committed to follow through with the project to construction. The proposal will provide opportunities for biodiversity offsets within the lot. We contend that this proposal, both the tourist facility and the small lot development, is meeting a demonstrated demand within the local area. It will be consistent with the rural character of the town through its architectural design and operational theme. It will contribute to agricultural activities within the local area by showcasing local produce to the local and tourist market.</p>

TABLE 3
 Objectives – Greater Sydney Regional Plan

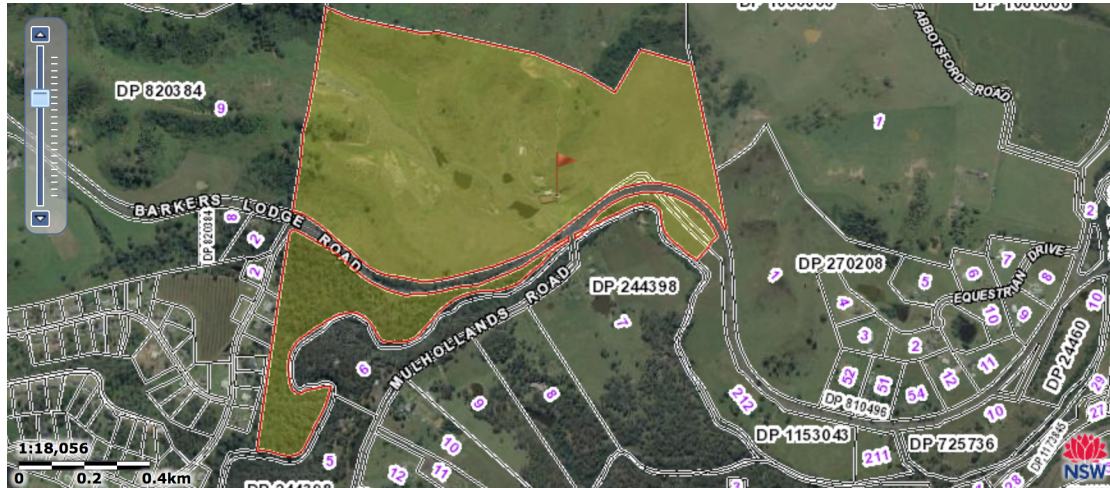


Figure 1
Excerpt - Sixmaps

Strategies

Strategy	Response
<p>Strategy 16.1: 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>This strategy is not intended to apply to the interface between a function centre and a small residential enclave. Nevertheless, it is reasonable to consider the interaction between the two uses. It is noted that the proposed location of the function centre is several hundred metres away from the edge of the subdivision area and separated by a ridge line. Obviously at DA stage detailed studies will be required and mitigation and/or management measures incorporated into the scheme to minimise conflict. However, it should be noted that there are many, many examples across Sydney of function centres in much closer proximity to residences than would be the outcome here.</p>
<p>Strategy 29.1: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes</p>	<p>This is addressed in detail above Table 1 in this letter.</p>
<p>Strategy 29.2: Limit urban development to within the Urban Areas of Wollondilly</p>	<p>It is noted that there are no existing urban areas in Wollondilly that are providing 1ha lots as a lifestyle choice. Therefore, whilst urban development in its truest sense may be confined to urban areas, the tourist facility is not urban in character and the 1ha subdivision, being sufficient land for small scale rural pursuits, is also not “urban” in character.</p>

TABLE 4
Strategies – Greater Sydney Regional Plan

Planning Priorities

Planning Priority	Response
<p><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></p>	<p>This proposal is not antithetic to the relevant principles, priorities, objectives, strategies and actions contained in the GSRP and WSDP, as discussed above Table 1 in this letter</p>
<p>Liveability: <i>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:</i></p> <p>W3 – <i>Providing services and social infrastructure to meet people’s changing needs</i></p> <p>W4 – <i>Fostering healthy, creative, culturally rich and socially connected communities.</i></p> <p>W5 – <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport.</i></p> <p>W6 – <i>Creating and renewing great places and local centres, and respecting the District’s heritage.</i></p>	<p>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 tourist facility meets this priority by providing a function centre for hire and its ambition to provide a platform for local produce growers to showcase their fresh fruit and vegetables;</p> <p>W4 – The proponent envisages a dynamic meeting place for locals, through the restaurant and the fresh produce fair. The subdivision allows the opportunity for a popular form of housing (1ha lots) to meet local demand.</p> <p>W5 – The proposal provides housing supply, choice and affordability, with access to jobs. It is expected that public transport services will expand in the area in line with demand.</p> <p>W6 – The proposal will create an exciting new place. The scale of the development and the built form will respect the District’s heritage</p>
<p>Sustainability: <i>For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities:</i></p> <p>W12 – <i>Protecting and improving the health and enjoyment of the District’s waterways.</i></p> <p>W13 – <i>Creating a Parkland City urban structure and identity.</i></p> <p>W14 – <i>Protecting and enhancing bushland and biodiversity.</i></p> <p>W15 – <i>Increasing urban tree canopy cover and delivering Green Grid connections.</i></p> <p>W16 – <i>Protecting and enhancing scenic and cultural landscapes.</i></p> <p>W17 – <i>Better managing rural areas</i></p> <p>W18 – <i>Delivering high quality open space.</i></p> <p>W19 – <i>Reducing carbon emissions and managing energy, water and waste efficiently.</i></p> <p>W20 – <i>Adapting to the impacts of urban and natural hazards and climate change.</i></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 maintain a park-like landscaped surrounding.</p> <p>W14 – The location of the development generally coincides with cleared pasture paddocks. Biobanking is feasible on some areas of the site.</p> <p>W15 – Whilst the subject site will not be an “urban” area, the development will be comprehensively landscaped and the proponent is investigating options for self-generation or partial self-generation of electricity.</p> <p>W16 – The proposed development will avoid the ridgelines, thereby protecting the scenic hills.</p> <p>W17 – The proposal is a productive and efficient use of rural land. For various reasons, there has been a trend away from rural enterprises operating on large tracts of rural land in Wollondilly over the past 2</p>

Planning Priority Response

<p>Planning Priority W5: <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport.</i></p> <ul style="list-style-type: none"> <i>The Growth Area programs of the NSW Dept Planning & 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.</i> 	<p>decades, in favour of smaller, boutique rural enterprises. The 1ha lots proposed by the subdivision component will allow this. The tourist facility will have an agricultural theme. Better management of rural areas encompasses all aspects of maintaining a vital area and includes innovative uses of rural land that help increase viability. This includes the opportunity to showcase local produce.</p> <p>W18 – Whilst this proposal will not directly create public open space, the nature of the use will involve significant areas of privately owned open space.</p> <p>W19 – The proponent is investigating alternate forms of delivering energy to the development.</p> <p>W20 – Site-specific hazards will be investigated as the Planning proposal is advanced.</p>
<p>Planning Priority W16: <i>Protecting and enhancing scenic and cultural landscapes.</i></p> <ul style="list-style-type: none"> <i>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.</i> <ul style="list-style-type: none"> <i>Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality.</i> <ul style="list-style-type: none"> <i>Continued protect of the Western City District’s 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.</i> 	<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>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. Biodiversity and habitat will be protected. Natural hazards will be avoided and tourism will be encouraged. An Aboriginal Due Diligence Assessment would be undertaken as this Planning Proposal is advanced.</p>
<p>Planning Priority W17: <i>Better managing rural areas.</i></p>	<p>The “urban development” referred to</p>

Planning Priority Response

<ul style="list-style-type: none"> • <i>'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.</i> <ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> 	<p>residential growth which is intended to contribute toward Greater Sydney's future housing needs. This proposal does not 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.</p> <p>The proposal is not "urban", but rather a tourist facility with an agricultural theme and a rural residential development (discussed below).</p> <p>The rural residential component of this proposal should be included in the "limited growth of rural residential development could be considered" category, as the proposal offers areas for biobanking and provides a platform for increased economic activity for local fresh produce growers. It also protects the scenic landscape by avoiding development along the ridgeline and providing careful built form guidelines for future buildings. The local economic benefits of increasing tourism in the area (already discussed) are also referenced here.</p>
<p>Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change.</p> <ul style="list-style-type: none"> • <i>Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing communities that are exposed and vulnerable to natural hazards</i> 	<p>The proponent is investigating alternate forms of delivering energy to the development. 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>

TABLE 5
 Planning Priorities – Western City District Plan



Actions

<i>Actions</i>	<i>Response</i>
Action 35: <i>Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas</i>	I contend that this proposal has the potential to support agricultural production, for the reasons already articulated
Action 41: <i>Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation</i>	This proposal actively satisfied this Action
Action 78: <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
Action 79: <i>Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area)</i>	The proposal is not “urban development”. Nevertheless, 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 Picton area through a place-based planning approach, delivering tourism facilities and a small-scale, low-impact subdivision to meet the aspirational demands of locals in the second, third and fourth home buyer market.
Action 88: <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 proposal is not “new urban development”. Nevertheless, 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 6
Actions – Western City District Plan

Conclusion

This proposal will be a positive outcome for the local area, in terms of economic stimulus, employment and showcasing Wollondilly. It will also be a further opportunity to market Wollondilly’s tourist destination options. The proponent is also seeking a residential component, which is considered necessary in order for the tourist facility to proceed. However, the proponent is prepared to guarantee the establishment of the tourist facility before the residential component proceeds.

It is contended that this proposal is consistent with, 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



Jeff Bulfin

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31/5/2018

Our ref: 7175

Your Ref: TRIM6116

The General Manager
Wollondilly Shire Council
62-64 Menangle Street
Picton NSW 2571

attention: Ms Carolyn Whitten

Dear Sir/Madam,

re: Rezoning Application West Thirlmere

We refer to the above matter and to Council's letter dated the 4th May, 2018. In addition, we also refer to Council's email dated the 29th May, 2018 requesting additional consideration in relation to a Department of Planning response to the Silverdale Planning Proposal. Council considers that the response to the Silverdale Planning Proposal is also relevant to the West Thirlmere Planning Proposal. This aspect is addressed below in Part 5

In satisfaction of these requests we now make the following submission:

PART 1 Context and history

The report prepared by Rhodes Haskew Associates (in August 2007) sets out in Part 3 the background to the West Thirlmere area.

Land to the west of Thirlmere, between Matthews Creek and Cedar Creek was originally earmarked for inclusion in the PTT Urban Investigation Area. Item 25 of the Development and Environment Report to Council on 22 June 1998, identified that a request has been received for the inclusion of land west of Thirlmere into the PTT Strategy. The recommendation was as follows:

That the land west of Thirlmere be considered for inclusion in the Picton Tahmoor Thirlmere Strategy at the first review

At its meeting of 13 July 1998, the following notice of motion was submitted by Cr Styles:

That the area west of Thirlmere between Matthews Creek and Cedar Creek be included in the Picton / Tahmoor / Thirlmere Strategy as Rural Urban Fringe.

At the same meeting, it was resolved on the motion of Crs Styles and Towndrow that:

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the area west of Thirlmere between Matthews Creek and Cedar Creek be included in the Picton / Tahmoor / Thirlmere Strategy as Rural Urban Fringe provided that it does not take precedence over any other area.

Figure 3 opposite shows the area referenced in the above recommendation / resolutions compared with that land the subject of the present application.

The 1998 West Thirlmere Area was essentially bounded by Matthews Creek and, Cedar Creek and The Oaks Road.

The northern boundary of the present application extends the area further to the north, such that Stone Quarry Creek would form the northern boundary whilst the southern boundary would extend to Lakes Street.

The present Study Area (Stonequarry Creek) adjoins Nangarin Community Title Subdivision which post dates the 1998 West Thirlmere Boundary. It is in our opinion appropriate that the West Thirlmere northern limit as rural residential fringe development, recognise Nangarin as a contributing element to the local context, rather than seek to retain disparate rural residential lot sizes with no contextual meaning.

As previously discussed, refinement of the current study area is anticipated, however the key task seems to be the identification of an appropriate area and extent of future urban development, necessary to achieve population levels to meet Council's future vision for the role and function of Thirlmere, and then to identify natural boundaries to define the area and extent of future rural residential urban fringe development.

On this basis, it has been a long-term resolution of Council to pursue the rezoning of the west Thirlmere land as a rural urban fringe.

PART 2 Greater Sydney Regional Plan

TABLE 1: Greater Sydney Regional Plan: A metropolis of Three Cities (GSRP)

Objective 22: Investment and business activity in centres

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 (p121);

COMMENT: This Planning Proposal is not intended to accommodate new business activity. It is for rural urban fringe development equivalent to the R5 Zone in WLEP 2011.

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Objective 24: 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 (page 141);

COMMENT: The subject study area contains a number of rural/agricultural industries that have the potential to generate odour, noise and other pollutants. These include several poultry farms and a large orchard. When Wollondilly Council undertook a review of agricultural lands in the mid 1990's Council decided to establish areas of the highest agricultural lands and zoned them Agricultural Production 1(a) under WLEP 1991. This zone became the RU 1 zone under the template LEP (WLEP 2011). Part of the study area is zoned RU1 and part is zoned RU4. The rezoning to RU1 was intended to protect existing agricultural enterprises and promote new ones.

However, despite this active promotion by Council's planning controls from 1996 of the 174 properties listed in the study area there are only two (2) commercial poultry farms, the Thirlmere Duck farm which has been forced to close or reduce operations and Silm's orchard operating in the RU1 Zone. In addition, Thornton Bros Roses and several igloo style developments are operating in the RU4 zone. A copy of an aerial image is attached in Appendix 1. This image shows the land that is RU1 and the land that is RU4. It also shows range rings of 500 metres from the existing poultry sheds within the study area and one outside the study area. It is quite evident that there is very limited scope for any additional poultry farms in the RU1 zoned land.

Indeed, the area has some considerable vegetation and watercourse constraints that will be impediments on future development, but the greatest problem for agricultural production is the current fragmentation. Therefore, whilst part of the study area was identified as prime agricultural land very few agricultural enterprises have been established. Further, the ones that have been established (poultry farms) attract the greatest social objections. These objections relate to night time activities, heavy vehicles on the road, migration of feather, dust and odour. Whilst protection is required to maintain the existing poultry farms it is unlikely that any new ones will be established in the study area due to public objection.

There are no resource extractive industries in the study area that need re-establishment.

The 1996 amendment to WLEP provided that any agricultural enterprise had to be sustainable on three (3) specific accounts. These were social sustainability, economic sustainability and agricultural sustainability. To these we can now add environmental

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sustainability and biodiversity. It is quite clear that low intensity R5 zoned allotments in appropriate areas can still achieve Objective 24.

Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.

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.

COMMENT: Should Council supports this Planning Proposal to the Gateway determination, specialist studies will be carried out to identify the biodiversity corridors and environmental values. These studies, as carried out for the PTTAG, were used to update Council's natural resource maps to a far greater standard than previously existed in that study area. The same would apply, with better mapping and ground truthing it is submitted that these corridors will be identified and form significant constraints for any future development applications. The rezoning to R5 will provide an incentive to land owners to protect and enhance the environmental values.

Objective 28: Scenic and cultural landscapes are protected.

The Metropolitan Rural Area and the Protected Natural Area (i.e. 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 realised to protect and enhance natural landscapes (GRSP p. 158).

COMMENT: It is submitted that Thirlmere has changed in the last 20 years from an agricultural area to a rural lifestyle area. As detailed above, very few properties are used for agricultural activities. Of the ones that are, only two (2) actually use the soil (Silm's and Thornton's) in the RU1 zone and several igloo style developments in Shellys Lane in the RU4. The others do not use the soil at all. In fact, intensive poultry farms are more akin to industrial than agricultural use. The gradual development of the PTTAG area is a working example of the type of development that would take place in this Study Area. Where the land is cleared and degraded density of 1 allotment per 4000 sq. metres is possible, however, where there is significant or remnant vegetation lot densities are reduced accordingly. It is submitted that the proposed R5 rezone will protect and enhance the remaining natural landscapes.

Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.

Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has sufficient land to deliver its housing needs within the current boundary of the Urban Area, including existing Growth Areas (i.e. Wilton). This eliminates the need for the Urban Area to expand into the

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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.

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.

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;

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;

COMMENT: This objective has a number of components which will be addressed separately.

GSRP states at Page 143 The Metropolitan Rural Area has a diversity of farmland, mineral resources, and distinctive towns and villages in rural and bushland settings. It includes the floodplains of the Hawkesbury- Nepean Valley, and the hills and steep ridgelines of the Wollondilly Shire. There are areas of high biodiversity value including national parks and reserves as well as scenic and cultural landscapes.

It is recognised that Thirlmere is a distinctive village in the Metropolitan Rural Area. The Metropolitan Rural Area extends a lot further than just the West Thirlmere Study area. The outer areas away from Thirlmere do include scenic and cultural landscapes such as Thirlmere Lakes National Park which is part of the Blue Mountains World Heritage Park. In addition, Thirlmere hosts the Thirlmere Rail Museum, heritage train tracks and stations, cycleway links to Tahmoor, heritage precincts and heritage items, the Tharawal Aboriginal Land Council land in West Parade.

From a town or village point of view Thirlmere has almost all its development east of Matthews Creek. The PTT and the PTTAG land are located predominantly on the eastern side. As such, Thirlmere has struggled for commercial viability and has not competed well with Picton or Tahmoor. The expansion to the West Thirlmere area with R5 style development is an enhancement of the existing village of Thirlmere without the urban sprawl. This characteristic was adopted with the Ellis Lane development to the west of Camden. It provided an expansion of the rural/residential lifestyle allotments with minimal impact on agricultural lands, in an analogous way to how the West Thirlmere area can be developed.

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None of the rural lands in the West Thirlmere Study area are owned by the Tharawal Local Aboriginal Land Council. Whilst there may be some future land claims, especially around the creeks and watercourses, it is not proposed to carry out any development where Aboriginal artefacts or cultural places are affected. Future specialist studies will include an Aboriginal Cultural Impact Assessment. At that time, any sites of concern can be identified and protected. It is submitted that for the PTTAG, Tharawal Local Aboriginal Land Council were engaged to carry out the assessment and all investigations were at their total discretion. The same could apply to the West Thirlmere Study area.

It is also submitted that the number and type of allotments in the Wilton Growth area will do nothing to enhance Thirlmere village. Indeed, with the expansion of the airport at Badgerys Creek and the residential development in Catherine Fields, Leppington, Rossmore and Bringelly there are a considerable number of people, displaced from those areas who are seeking large lifestyle allotments to replicate the type of development they had. This provides an opportunity for the expansion of Thirlmere to meet this growing demand for larger allotments. That demand is not being catered for within the urban growth areas.

PART 3 Greater Sydney Regional Plan Strategies

***Strategy 16.1:** 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.96*

COMMENT: West Thirlmere is not located on any intermodal or proposed intermodal link. It is not located near the proposed M9. It will therefore not be impacted by 24-hour port or freight functions at Badgerys creek Aerotropolis.

***Strategy 29.1:** Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. p.163*

COMMENT: The West Thirlmere study area is a very specific area and this proposal is based on Thirlmere's characteristics. The future development for lifestyle allotments will achieve the targeted outcomes.

From an environmental outcome, the sensitive areas and corridors can be identified and mapped in a similar way to the PTTAG area. This will enhance and protect them from future development.

From a social point of view the village of Thirlmere will have an increase in population from larger lifestyle allotments which can maintain the rural character, more so than the 450 sq. metre allotments rezoned in the PTT. The rural character is not maintained by the urban growth within Thirlmere. It is maintained by a diversity of allotments which will range from

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400 sq. metres up to larger allotments where there are environmental constraints. Furthermore, there is considerable social impact in Picton because of flooding. A substantial proportion of the flood waters enter Stonequarry Creek via the Cedar Creek catchment. By having specific controls on future allotments in the West Thirlmere such as large water tanks more than 20,000 litres each, a considerable amount of peak flows can be held out of the Stonequarry Creek flows. This would have a very positive social impact downstream. Council carried out an investigation into flooding in the 1990's and identified that a detention basin upstream of Picton could have a significant impact on the flooding in Picton. This detention basin was never built; however, this planning proposal presents an opportunity for significant flood water detention. This is certainly place-base planning as the outcomes are specific for the local communities.

***Strategy 29.2:** Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area). p. 163*

COMMENT: The West Thirlmere Planning Proposal is not seen as urban development as it will be quite diverse with the environmental constraints. However, it is around the existing urban area and enhances the existing village of Thirlmere.

PART 3 WESTERN SYDNEY DISTRICT PLAN PLANNING PRIORITIES

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 p.16

***Liveability:** 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:*

W3 - Providing services and social infrastructure to meet people's changing needs

W4 - Fostering healthy, creative, culturally rich and socially connected communities

W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport

W6 - Creating and renewing great places and local centres, and respecting the District's heritage p.27

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COMMENT: In relation to W3-The West Thirlmere Planning Proposal study area adjoins the Thirlmere village. Thirlmere has well-formed social infrastructure and is not a green fields site. There are already shops, places of worship, early child care and child day care centres, post office and banking facilities, a hotel, two (2) supermarkets, established primary infants school with its own P and C Association, parks, tennis courts, walking tracks and bicycle tracks, retirement villages, take away food outlets, service station, motor mechanics, rural produce supplies and even its own RSL club and clubhouse. In addition, it has its own sporting teams such as rugby league, AFL, pony club and cricket, nationally significant Thirlmere Lakes National Park, State significant Railway museum and many other facilities that provide a strong established social infrastructure. This social infrastructure is so well established that it can expand to meet the needs of future residents;

In relation to W4- Being a long-established community created more than 150 years ago, Thirlmere village has survived under many forms. From an early timber getting village servicing the original railway construction, to an agricultural area up till the 1970's and 1980's to a rural residential area today. Thirlmere has demonstrated that it has a socially connected community with the local school providing a hub, with local sporting teams and vast areas of national park, sporting fields, walking tracks, quick access to other adjacent areas development in West Thirlmere will enhance the strong social and community values.

In relation to W5- Providing housing supply, choice and affordability, with access to jobs, services and public transport. With the recent PTT and PTTAG rezoned lands there has been a diversification of allotment sizes and housing supply, choice and affordability. The new home buyer market has been catered for with house and land prices significantly below other areas in the Macarthur region. Whilst the PTTAG land is capable of creating similar development to what is envisaged in West Thirlmere, the overall number of allotments and rate of delivery of allotments has not kept pace with the demand for larger lifestyle allotments. As mentioned above there are an increasing number of people coming from the Badgerys creek, Leppington, Rossmore etc areas looking for larger allotments as they are squeezed out. The Wilton Growth Centre does not cater for these people as well as other second and third home buyers who are looking to move to larger premises and allotments. Whilst the State Government focuses on affordable housing the second and third home buyers are a forgotten group. When they move from smaller allotments to larger allotments they leave behind second hand dwellings that are suitable for the affordable housing markets. Therefore, West Thirlmere will provide for a range of affordability and housing types.

Wollondilly has a large migratory population that go outside the Shire for work. The old farm occupations have disappeared, with the abandonment of uneconomic agricultural activities and a lack of intergenerational movement of agricultural properties. It was indeed the older local families who started subdividing in the 1970's

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that led to the current cadastral framework and the lack of viable rural holdings. Whilst development of the West Thirlmere study area will not create long term jobs as an employment hub, certain service industries will be expanded to meet the needs of the new residents. Be that in trades people such as electrician, builders, plumbers, fencers etc or for the expansion of schools with more teachers, or day care centres, or local convenience shops there is a considerable flow on for local employment.

Whilst Thirlmere itself has a railway station, State rail do not operate train services. Public transport consists of buses and taxis. The outer areas are serviced by special school buses within the West Thirlmere area during school terms. However, there must come a tipping point when the railway line is again used for transport to Picton and the Greater Sydney network. The line is in working order and such a service would be well patronised especially by the older residents.

In relation to W6- It takes many years to create a social infrastructure that exists in Thirlmere, it is not created over night or created in a growth centre on a green fields site. As detailed above Thirlmere village centre has struggled to compete with the commercial areas of Picton and Tahmoor. Thirlmere was established long before Tahmoor in the 1840's and 1850's. With the relocation of the railway through Tahmoor (around 1910) and the abandonment of the Picton -Mittagong loop line Thirlmere declined as a centre. This was amplified as Tahmoor had the main arterial road, the Hume Highway (now Remembrance Driveway). As the population of Thirlmere has risen in the last 20 years through natural growth and infill, Thirlmere has become a dormant residential area. Thirlmere had a number of services stations which have now closed, electrical retailers (Middletons) shut up and never re-opened, shops and restaurants struggle, many shops remain empty for years at a time. It was only about 10 years ago that Thirlmere gained a pharmacy. Thirlmere village still has the heritage precincts and heritage buildings as well as the historical cadastral framework. The development of West Thirlmere will assist in making this great local centre more viable without impacting on other business centres, it does not need to be created.

Sustainability: For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities:

W12 - Protecting and improving the health and enjoyment of the District's waterways

W13 - Creating a Parkland City urban structure and identity

W14 - Protecting and enhancing bushland and biodiversity

W15 - Increasing urban tree canopy cover and delivering Green Grid connections

W16 - Protecting and enhancing scenic and cultural landscapes

W17 - Better managing rural areas

W18 - Delivering high quality open space

W19 - Reducing carbon emissions and managing energy, water and waste efficiently

p. 106

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COMMENT: In relation to W12-The West Thirlmere Planning Proposal study will provide the opportunity for details studies of the waterways to take place. The ground truthing and mapping will then form significant constraints on future development. This will lead to better identification of strategies to protect and enhance the local waterways.

In relation to W13-This priority does not have any relevance to West Thirlmere as it is not a Parkland City. None the less the larger sized allotments will provide a more open feeling as it has in Ellis Lane at Camden and the larger allotments in Cobbitty township;

In relation to W14- The R5 type of development envisaged will by necessity put a greater emphasis on enhancing the bushland and biodiversity. The bushland areas can be mapped and biodiversity identified and such critical areas can be given an E2 zone as occurred in the PTTAG area. In the area currently zoned RU1, *extensive agriculture* is permitted without consent. Whilst this is not *intensive agriculture*, it does allow for broad acre activities which can have a significant impact on bushland and biodiversity.

In relation to W15 -This is a similar priority and links together with W14.

In relation to W16 - In order to protect and enhance scenic and cultural landscapes, they have to be identified, mapped and quantified. Council's resources do not extend far enough to carry out this type of work. The opportunity exists for better protection and enhancement through limited development of the more degraded areas and protection of the more sensitive areas;

In relation to W17 -This is a somewhat vague priority. Our interpretation of this is to protect viable agricultural land that can achieve agricultural development in an environmentally, financially, socially and agriculturally viable way. The opportunity for such viability has been eroded over many years with the fragmentation of the land. Indeed, a large section of the West Thirlmere study area is already zoned RU4 (not identified as prime agricultural land) for rural lifestyle lots of 2 ha size.

In relation to W18-This priority depends on public open space and linkages between open spaces. It has been a long-term policy of Council to not accept any new public reserves in private developments as it puts a strain on Council resources. For example, Council did not want land in Kurrajong Crescent Tahmoor, and it was only after significant argument that Council agreed to accept the land. Had this land not been formerly zoned 9(d) under the old WLEP 1991 it would have been impossible to convince Council to accept this open space land. Likewise, in Davies Place and Starguard Estate in Picton one became dedicated and the other did not. Therefore, to enhance open space, it will be necessary for private landowners to provide shared cycleways and pedestrian routes throughout the West Thirlmere area. This will not occur without the incentive of development.

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In relation to W19-The type of development envisaged in West Thirlmere is allotments of a minimum area of 4000 sq. metres. As previously mentioned there is the opportunity to have stormwater detention in this area that will benefit the flooding impacts in Picton town centre. To achieve this, water storage tanks more than 20,000 litres are easily accommodated on these large lots. In addition, each allotment is large enough to accommodate: -

- (i) Its own wastewater system;
- (ii) Toilet flushing, washing and hose down from onsite water tanks;
- (iii) Chicken runs for disposal of food scraps;
- (iv) Larger dwelling roof and shed roof areas for solar panels and off grid power generation and storage. Especially for charging electric vehicles, which are predicted to be the principal form of motor vehicle within 10 years;
- (v) The installation of shared pathways leading into Thirlmere reducing the need for vehicle travel;

These priorities are not achievable to the same degree with residential R2 developments.

In relation to W20- The development within West Thirlmere will be based on site constraints. For example, whether or not a creek line has any vegetation around it, the Asset Protection Zone along that creek cannot include the Riparian Buffer Zone. Therefore, future building envelopes will respect the natural hazards in a far more focused manner than is currently the case. This can allow for the regeneration of vegetation around the creek lines. The West Thirlmere study area is between the existing urban area and the major bushfire threat. From a climate perspective, the predominant wind direction is from the south west, west and north west. These directions are from the more heavily vegetated areas of Wollondilly and the major source of bushfire risk from the Burratorang side. The Thirlmere urban area is better protected by a low-density development where vegetation is managed and maintained as APZ's. With climate change, there will be variations in the weather patterns including extreme and severe events. These can include heavy storm events and flooding. The development of West Thirlmere with the ability to detain large storm events is a positive adaption for climate change.

In relation to W5-Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport. - The Growth Area programs of the NSW Department of Planning and 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. Gives effect to GSRP objectives 10 and 11

p.42

In relation to W5- This Planning Priority is almost the same as Liveability Planning Priority W5 already dealt with above to which we replied: Providing housing supply, choice and

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affordability, with access to jobs, services and public transport. With the recent PTT and PTTAG rezoned lands there has been a diversification of allotment sizes and housing supply, choice and affordability. The new home buyer market has been catered for with house and land prices significantly below other areas in the Macarthur region. Whilst the PTTAG land can create similar development to what is envisaged in West Thirlmere, the overall number of allotments and rate of delivery of allotments has not kept pace with the demand for larger lifestyle allotments. As mentioned above there are an increasing number of people coming from the Badgerys creek, Leppington, Rossmore etc areas looking for larger allotments as they are squeezed out. The Wilton Growth Centre does not cater for these people as well as other second and third home buyers who are looking to move to larger premises and allotments. Whilst the State Government focuses on affordable housing the second and third home buyers are a forgotten group. When they move from smaller allotments to larger allotments they leave behind second hand dwellings that are suitable for the affordable housing markets. Therefore, West Thirlmere will provide for a range of affordability and housing types.

Wollondilly has a large migratory population that go outside the Shire for work. The old farm occupations have disappeared, with the abandonment of uneconomic agricultural activities and a lack of intergenerational movement of agricultural properties. It was indeed the older local families who started subdividing in the 1970's that led to the current cadastral framework and the lack of viable rural holdings. Whilst development of the West Thirlmere study area will not create long term jobs as an employment hub, certain service industries will be expanded to meet the needs of the new residents. Be that in trades people such as electrician, builders, plumbers, fencers etc or for the expansion of schools with more teachers, or day care centres, or local convenience shops there is a considerable flow on for local employment.

Whilst Thirlmere itself has a railway station, State rail do not operate train services. Public transport consists of buses and taxis. The outer areas are serviced by special school buses within the West Thirlmere area during school terms. However, there must come a tipping point when the railway line is again used for transport to Picton and the Greater Sydney network. The line is in working order and such a service would be well patronised especially by the older residents.

In addition, West Thirlmere is not a new community. It is an established village with significant social and physical infrastructure. The west Thirlmere study area is a modest expansion of Thirlmere to balance and enhance the village.

Planning Priority W16: Protecting and enhancing scenic and cultural landscapes The Wollondilly local government area 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.

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Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality. - Continued protection of the Western City District's 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 Gives effect to GSRP objective 28 p. 124

Comment In relation to W16 – This is similar to Sustainability W16 already addressed above where we stated that ... (I)n order to protect and enhance scenic and cultural landscapes, they have to be identified, mapped and quantified. Council's resources do not extend far enough to carry out this type of work. The opportunity exists for better protection and enhancement through limited development of the more degraded areas and protection of the more sensitive areas.

In addition, it is accepted that Thirlmere has significant scenic and cultural landscapes, which by their nature are natural hazards. An urban interface with these natural hazards provides little protection. For example, the bushfire threats at Couridjah, Buxton, Hilltop, Balmoral are well identified. There is very little development between the natural hazard and the urban areas in those localities. Development of low density allotments in the West Thirlmere area can help manage the natural hazard.

Thirlmere village itself does attract significant tourism with the Thirlmere Lakes National Park and the Railway museum. However, there are no accommodation facilities, no restaurants other than Chinese, a pie shop and a kebab shop. There are opportunities for the use of the old railway corridors for cycleways and additional linkages to Picton and Tahmoor. None of this will occur without development to enhance the village of Thirlmere and enhance its viability.

***Planning Priority W17:** Better managing rural areas '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. 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. The Western City District's rural areas contain large areas that serve as locations for people*

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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. Gives effect to GSRP objective 29 p. 126

Our interpretation of this is to protect viable agricultural land that can achieve agricultural development in an environmentally, financially, socially and agriculturally viable way. The opportunity for such viability has been eroded over many years with the fragmentation of the land. Indeed, a large section of the West Thirlmere study area is already zoned RU4 (not identified as prime agricultural land) for rural lifestyle lots of 2 ha size.

The statement that *"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)"*. The GSRP does not define the word urban but refers to it in many contexts such as "urban service land". The Macquarie Dictionary provides the following definition: 1. *pertaining to, or comprising a city or town*, 3. *occurring or situated in a city or town*.

The West Thirlmere study area is currently within the Western Sydney Rural land and not within an urban investigation area. Despite that from the background stated above in Part 1 it is quite clear that Wollondilly Shire Council's intention for the past 20 years has been to have some form of rural/residential development in this locality. In addition, this study area was deliberately put on hold whilst the PTT and PTTAG study areas were rezoned. The GSRP documentation that we are now addressing has only been in existence since March 2018.

Furthermore, this proposed rezoning will not produce the type and nature of development that will be created in the "urban investigation areas". These "urban investigation areas" are intended to deliver a large concentration of housing close to transport hubs and intermodals and will include a range of affordable housing. They will not deliver the proposed form of development in West Thirlmere. Therefore, this proposed rezoning and eventual development is not considered to be urban in nature in the context of the GSRP.

In relation to W20-Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change. p. 136

Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing communities that are exposed and vulnerable to natural hazards.

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[Gives effect to GSRP objectives 36. 37 and 38_](#)

Comment: In relation to W20 Sustainability above we stated that: The development within West Thirlmere will be based on site constraints. For example, whether or not a creek line has any vegetation around it, the Asset Protection Zone along that creek cannot include the Riparian Buffer Zone. Therefore, future building envelopes will respect the natural hazards in a far more focused manner than is currently the case. This can allow for the regeneration of vegetation around the creek lines. The West Thirlmere study area is between the existing urban area and the major bushfire threat. From a climate perspective, the predominant wind direction is from the south-west, west and north-west. These directions coincide with the more heavily vegetated areas of Wollondilly and the major source of bushfire risk from the Burragorang side. The Thirlmere urban area is better protected by a low-density development where vegetation is managed and maintained as APZ's. With climate change, there will be variations in the weather patterns including extreme and severe events. These can include heavy storm events and flooding. The development of West Thirlmere with the ability to detain large storm events is a positive adaption for climate change.

The residents of the village of Thirlmere and the surrounding areas in West Thirlmere are well aware of natural hazards. These hazards are the large amount of native vegetation that can be affected by bushfire risk. There are however competing issues. If the native vegetation is cleared the natural hazard can be eliminated, on the other hand, planning controls place a greater emphasis on to preserving the bushland for ecological and aesthetic reasons.

The cumulative impact of retaining native vegetation is the increased risk of bushfire. Under a controlled development, as envisaged at West Thirlmere, it is possible to protect against the natural hazards and provide greater surveillance and management by a larger number of residents in maintaining the Asset Protection Zones (APZ). This reduces the cumulative impacts that would occur if uncontrolled regeneration of the natural hazard occurred adjacent to the urban area of Thirlmere. There is no incentive to maintain the APZ's other than near the buildings on the existing allotments. This leaves large areas of unmanaged land.

The option of avoiding development in areas exposed to natural hazards ignores the historic development of Thirlmere. It is submitted that this is limited growth with a positive outcomes for the management of natural hazards. These outcomes are: - a. more residents to manage the native vegetation close to the village of Thirlmere, b. better roads for emergency vehicles and evacuation, c. detaining a significant amount of stormwater discharge from the Stonequarry Creek catchment and helping to alleviate the flooding impacts in Picton.

PART 4 WESTERN SYDNEY DISTRICT PLAN ACTIONS

[Table 4 - Western City District Plan Actions](#)

['Actions' are methods for the implementation of 'planning priorities' and 'objectives'.](#)

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ACTIONS

Action 35: *Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas. p.77*

Comment: Only part of the West Thirlmere Study area is zoned RU1 Agricultural production. Very limited agricultural production is soil based as discussed above. The PTT rezoning demonstrated that protection could be provided to existing agricultural enterprises until those enterprises were ready to close.

The cost of purchasing land in the West Thirlmere study area is also prohibitive for agricultural production as it is valued as residential life style land. It is not economically viable to now purchase a sufficient number of holdings to consolidate for a large enterprise to provide the setback separation from residents and other poultry farms. As demonstrated recently by Council, in the recent poultry farm refusal at Pheasants Nest there is a large setback required from other poultry farms and residential development. Whilst the Western City District Plan Action 35 requires support for agricultural production, such action is no longer sustainable or practical in the West Thirlmere Area.

There are no mineral resource extractive industries in the west Thirlmere Study Area.

Action 41: *Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation. p.77*

Comment: There are many opportunities to promote and enhance tourism in Thirlmere. The envisaged development in West Thirlmere does not reduce those opportunities. Stronger local businesses in Thirlmere will be the driver of tourism. We only have strong local businesses if they are supported by additional residents and additional patronage. New businesses and including tourism enterprises require customers and local support. Thirlmere village has demonstrated with the Train Museum that it can attract large tourist crowds. However, the local businesses cannot survive on one or two major events per year. Patronage comes with population.

Action 78: *Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. p. 127*

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Comment: The West Thirlmere study area is indeed place-based. It provides for housing, large allotment sizes, protection of its unique landscapes, greater protection from bushfire hazards and countless other outcomes. What applies at West Thirlmere does not apply to anywhere else. There are targeted outcomes set out in this submission. These outcomes are not possible in Picton due to flooding and steep ridge lines, in Bargo because of mine subsidence until at least 2030 and the water catchment areas, in Tahmoor because of existing and proposed developments already rezoned, in Douglas Park due to steep ridges and mine subsidence.

The West Thirlmere study area can deliver outcomes for the local community and the wider Shire area. There are opportunities to promote and enhance tourism in Thirlmere. There already is strong social infrastructure. There is an expected outcome of a housing style that is increasing in demand with the displacement from the western part of Greater Sydney caused by the airport and intense urban growth. Wilton does not provide for the range of allotment sizes that will result in West Thirlmere. On this basis along Council should continue its support for this planning proposal.

***Action 79:** Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area). p. 127*

Comment: We interpret this to mean that development should not be on green field sites. That development should build onto and enhance the existing social infrastructure. In that respect whilst we do not consider the West Thirlmere study area to be urban in nature it does augment an existing village and is not a green fields site.

***Action 88:** 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. p. 139*

Comment: This Action is discussed above. We have submitted reasons why this is not a new urban area. We also submit that the intensification of development in this locality has positive benefits for not only the village area of Thirlmere by greater maintenance of APZs and for detaining significant storm water flows into the Stonequarry catchment. The Picton township is the area most exposed to the flooding hazard. The West Thirlmere study area can be used to alleviate some of the risk from that hazard.

PART 5 ADDITIONAL CONSIDERATION IN EMAIL DATED THE 29TH MAY 2018.

In relation to the issues raised by email dated the 29th May, 2018 Council refers to a

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letter it received from the Greater Sydney Commission dated the 10th May 2018 received by Council on the 14th May 2018. This letter quotes the western Sydney District Plan as follows;

The Western City District Plan, on page 126, notes that:

"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."

Comment: This objective has been addressed throughout this submission in various forms. To properly respond to this objective, we will break it into its various parts:

"Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority"

This also is the focus and priority of the West Thirlmere Planning Proposal. The village of Thirlmere is the greatest beneficiary of this planning proposal as detailed above. This low-density development will enhance the bushland areas and distinctive character of Thirlmere by providing development that is consistent with its history and restoring its position as a viable rural village.

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.

There is a local demand for larger lifestyle allotments. Many people have been displaced from the Badgery Creek Airport precinct and the urban growth areas around Rossmore, Bringelly, Catherine Fields and Oran Park, Gregory Hills and Leppington. The new green field sites such as the Wilton Growth area are not attempting to accommodate or cater for people who have been accustomed to larger land holdings, have sufficient savings and do not desire to live on a residential allotment. Not everyone requires affordable housing. In fact, the same has occurred within Thirlmere and Tahmoor with many of the lifestyle allotments in and around Tahmoor now being rezoned for residential allotments. Other than the PTTAG area, and the Abbotsford rezoning there is little thought given to supplying larger allotments. This type of development can be achieved in the West Thirlmere study area to help meet that demand and at the same time maintain the character and landscape of the village of Thirlmere.

Rural and bushland towns and villages will not play a role in meeting regional or district scale demand for residential growth."

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This is agreed. It is submitted that the West Thirlmere area will not play a role at all in meeting regional and district scale growth. Regional growth is extremely large scale and district growth includes new suburbs or towns. This proposal is not intended to satisfy such demand.

It is obvious from the foregoing discussion that the original Investigation Structure Plan at Figure 11 of the Rhodes Haskew report is no longer supported by the GSRP and the WCDP and the final configuration should be determined by way of specialist studies after the Gateway Determination. Should you have any queries in this matter please do not hesitate to contact our office.

Yours faithfully

REIN WARRY AND CO



Darryl Warry

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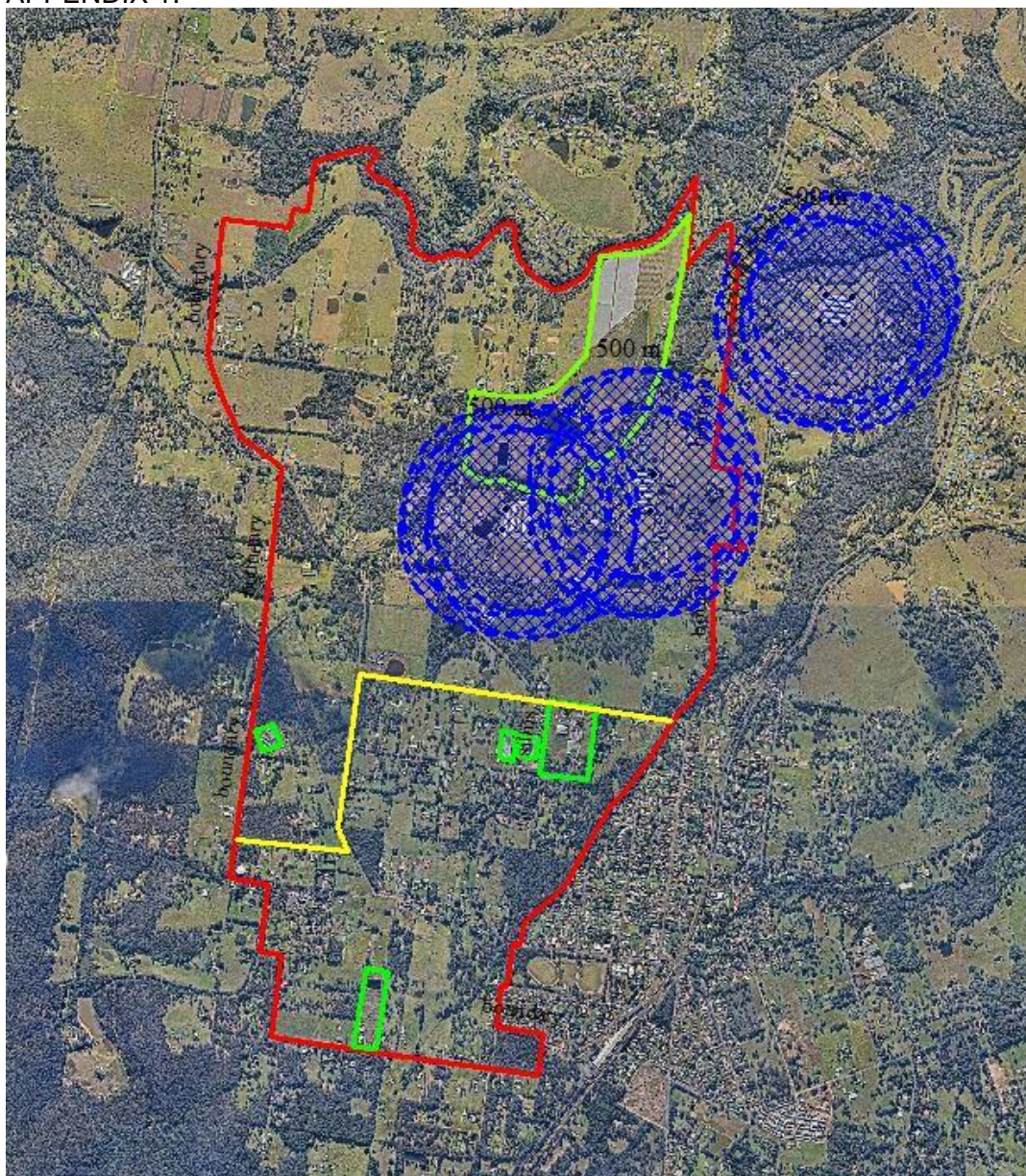
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APPENDIX 1:



Blue range rings are 500 metre radius, red line is the limit of the West Thirlmere Study area, the green edged areas are existing agricultural enterprises principally in igloo developments. Above the yellow line is zoned RU1, below the yellow line is RU4.



Precise Planning

Planning | Development | Management

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)¹.

¹ 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"

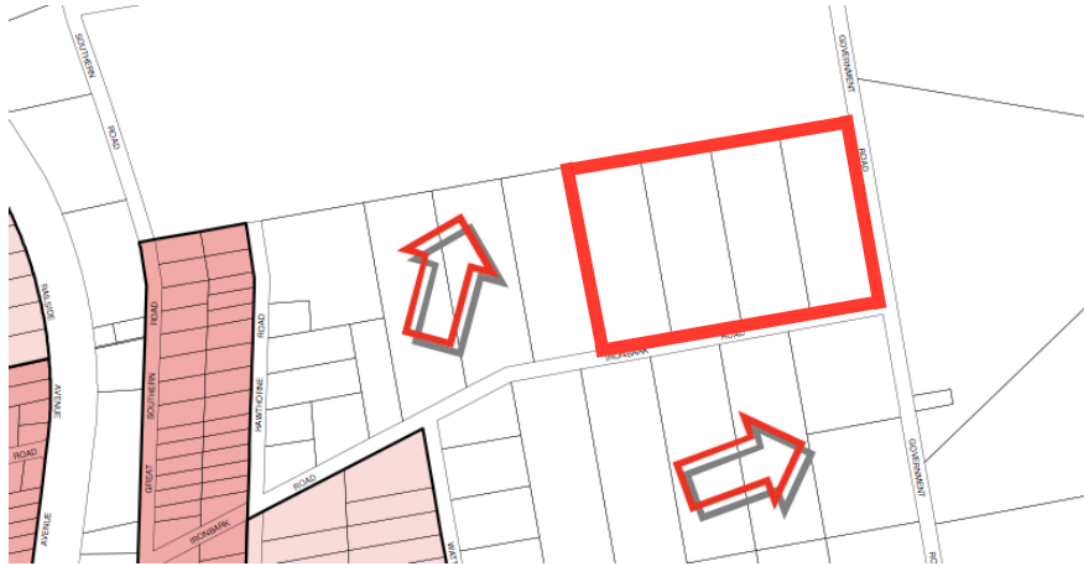


Figure 1 – Excerpt from Wollondilly GMS – Bargo Structure Plan

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)²

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:

² GMS, p78

- 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...”³

GMS Housing Targets

The *Housing Target Distribution Table* contained in the GMS identifies the need for an additional 1,960 dwellings by 2036⁴. 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.

³ GMS, p11

⁴ GMS, p53

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.”⁵

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.

⁵ GMS, p78

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).

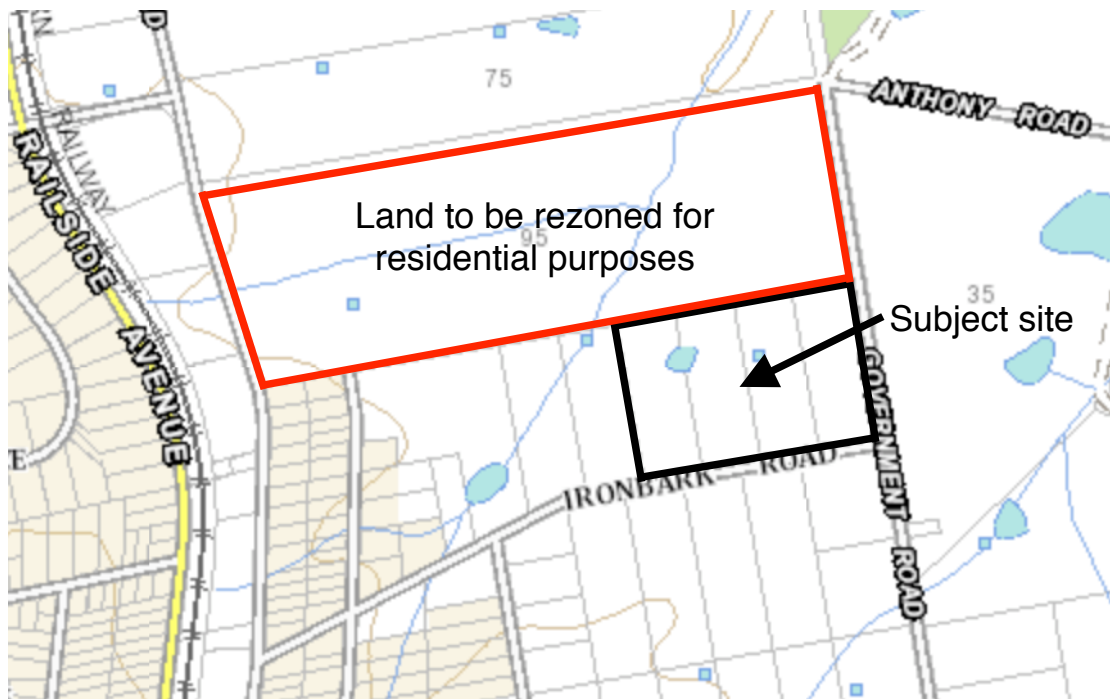


FIGURE 2 – Location of subject land in context of existing development

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

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

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

Objectives Response

Objectives	Response
<ul style="list-style-type: none"> 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 	<p>because it is an infill subdivision (refer to previous discussions and Figure 2). Nevertheless, the land subject to this proposal IS LINKED to a growth management plan, that being the Wollondilly Growth Management Plan ('GMS') 2011⁶</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"> Objective 24: 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. 	<p>This planning proposal is not seeking to create a rural-residential subdivision, so this objective is not relevant to this proposal.</p>
<p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <ul style="list-style-type: none"> 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 	<p>The vegetation on the site has been assessed by EcoPlanning. 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>Objective 28: Scenic and rural landscapes are protected.</p> <ul style="list-style-type: none"> 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. 	<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>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.</p> <ul style="list-style-type: none"> Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has 	<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>

⁶ It is relevant to note that the WCDP (p44) recognises the Wollondilly GMS

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"> 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. 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. 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 	<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>Strategy 16.1: 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>Strategy 29.1: 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>

<i>Strategy</i>	<i>Response</i>
<p><i>environmental, social and economic outcomes</i></p> <p>Strategy 29.2: <i>Limit urban development to within the Urban Areas of Wollondilly</i></p>	<p>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.</p> <p>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.</p>

TABLE 2

Strategies – Greater Sydney Regional Plan

Planning Priorities

<i>Planning Priority</i>	<i>Response</i>
<p><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></p> <p>Liveability: <i>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:</i></p> <p>W3 – <i>Providing services and social infrastructure to meet people’s changing needs</i></p> <p>W4 – <i>Fostering healthy, creative, culturally rich and socially connected communities.</i></p> <p>W5 – <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport.</i></p> <p>W6 – <i>Creating and renewing great places and local centres, and respecting the District’s heritage.</i></p>	<p>This proposal is not antithetic to the relevant principles, priorities, objectives, strategies and actions contained in the GSRP and WSDP</p> <p>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.</p> <p>W4 – The subdivision allows the opportunity for a popular and affordable form of housing to meet local demand.</p> <p>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.</p> <p>W6 – The proposal will create an exciting new place. The scale of the development and the built form will respect the District’s heritage</p>

Planning Priority Response

<p>Sustainability: For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities:</p> <p>W12 – Protecting and improving the health and enjoyment of the District’s waterways.</p> <p>W13 – Creating a Parkland City urban structure and identity.</p> <p>W14 – Protecting and enhancing bushland and biodiversity.</p> <p>W15 – Increasing urban tree canopy cover and delivering Green Grid connections.</p> <p>W16 – Protecting and enhancing scenic and cultural landscapes.</p> <p>W17 – Better managing rural areas</p> <p>W18 – Delivering high quality open space.</p> <p>W19 – Reducing carbon emissions and managing energy, water and waste efficiently.</p> <p>W20 – 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 Ecoplanning. 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>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.</p> <ul style="list-style-type: none"> The Growth Area programs of the NSW Dept Planning & 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. 	<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>Planning Priority W16: Protecting and enhancing scenic and cultural landscapes.</p> <ul style="list-style-type: none"> 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. Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality. Continued protect of the Western City District’s 	<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>

Planning Priority Response

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.

Planning Priority W17: Better managing rural areas.

- *'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.*
 - *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.*
- *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.*

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.

Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change.

- *Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing*

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.



Planning Priority Response

communities that are exposed and vulnerable to natural hazards

TABLE 3

Planning Priorities – Western City District Plan

Actions

<i>Actions</i>	<i>Response</i>
Action 35: <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
Action 41: <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
Action 78: <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
Action 79: <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.
Action 88: <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,



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



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03/06/2018

Our Ref: 6919.2

Your Ref: TRIM10359

The General Manager
Wollondilly Shire Council
Menangle Street
PICTON NSW 2571

Att: Stephen Gardiner Manager – Sustainable Growth

Dear Sir/Madam

**Re: Draft Planning Proposal – Tahmoor Town Centre Height Limit –
Response to Request for Additional Information**

We refer to the above Draft Planning Proposal ('PP') and Council's letter dated 4th May 2018 seeking additional information in relation to the PP. The subject PP seeks to increase the maximum building height limit applicable under Wollondilly Local Environmental Plan 2011 (WLEP2011) for the site comprising the land bounded by Thirlmere Way, York Street, Larkin Street and George Street (the 'subject site') in Tahmoor in Wollondilly Shire. This is the location of the already approved expansion of Tahmoor Town Centre shopping complex under DA No.010.2009.00000765, with the eventual objective of this PP to allow for future increased medium-density development at the site as a form of "shoptop" apartment style housing not currently feasible under applicable development controls and standards.

The subject PP was produced with due consideration of relevant state, regional and local strategies, policy directions and certificates, including *A Plan for Growing Sydney*, *Draft Greater Sydney Regional Plan*, *Draft Western City District Plan*, relevant Section 17 Ministerial Directions and State Environmental Planning Policies, *Wollondilly Growth Management Strategy (GMS) 2011*, *Wollondilly Community Strategic Plan 2033*, *Sustainable Wollondilly Plan*, *Wollondilly Shire Council Economic Development Strategy 2015* and other associated documents.

In Council's letter dated 4th May 2018, it is notified that the location of the PP is within an area designated as a "Metropolitan Rural Area" under the NSW Greater Sydney

RECEIVED
4 JUN 2018
received at counter:
Receipt No.

WOLLONDILLY SHIRE COUNCIL
TRIM NO. 10359
PROP. No.
- 4 JUN 2018
AUTH. No.
ASSIGNED TO: S. Gardiner

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Commission produced plans 'Greater Sydney Region Plan: A Metropolis of Three Cities' (GSRP) and the 'Western Sydney District Plan' (WSDP) which both commenced in March 2018. As also stated in Council's letter, Section 3.8 of the EP&A Act 1979 provides that in preparing a planning proposal under s3.33 of the Act, Council is to give effect to any district strategic plan applying to the local government area, and the district strategic plan is in turn to give effect to any regional strategic plan.

As such, this response will provide necessary consideration to those principles, priorities, strategies and actions contained in both the GSPR and WSDP deemed relevant to the subject PP as identified by Council. This will be detailed in the relevant sections provided in the following pages.

Greater Sydney Regional Plan (GSRP)

TABLE 1 – GSRP Objectives

- **Objective 22 – Investment and business activity in centres**

“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.”

Comment/Response: The subject PP only seeks to increase the allowable maximum building height limit at the subject site allowing for a vertical extension of Tahmoor Town Centre for “shoptop” style housing. The subject site is the location of the already approved expansion of Tahmoor Town Centre shopping complex under DA No.010.2009.00000765, and is wholly contained within this existing site. The subject PP does not seek to expand the current boundaries of Tahmoor to accommodate new business activity.

- **Objective 24 – 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

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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 supports the re-establishment of significant ecological communities in the Metropolitan Rural Area into the future."

Comment/Response: The subject PP does not relate to rural residential development. The subject site is also not located in close proximity to any local important agricultural, mining or extractive industry where there would be associated risk in terms of land use conflict or other impacts regarding odour, noise and other pollutants these industries may generate. The subject site is acknowledged to be contained within Bargo Mine Subsidence District, and therefore appropriate consultation would undertake with Subsidence Advisory NSW as part of any future development application over the site facilitated by this PP. The subject site is free of any significant stands of vegetation, with any existing trees already previously approved for removal under DA No.010.2009.00000765.001. The vertical expansion of Tahmoor Town Centre sought in the subject PP allows the increased provision of more diverse and affordable housing within an established local centre whilst avoiding the need for additional release of rural, environmental, landscape or otherwise valued land for urban purposes. This proposal will not have any impact on the protection of land for biodiversity offsets given that it is a vertical expansion on an already developed site. The subject PP does not impact any exhausted resource extraction areas, and will not impact any significant ecological communities.

- **Objective 27 – Biodiversity is protected, urban bushland and remnant vegetation is enhanced**

"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."

Comment/Response: The subject PP is located on an already developed site and only seeks a vertical extension of Tahmoor Town Centre. The subject PP will not impact upon any environmental values or sensitive land. The subject site is free of any significant stands vegetation, with any existing trees already previously approved for removal under DA No.010.2009.00000765.001. The subject PP is not anticipated to require any biodiversity offsets.

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- **Objective 28 – Scenic and cultural landscapes are protected**

“The Metropolitan Rural Area and the Protected Natural Area create a range of attractive visual settings to the north, west and south of Greater Sydney. At a finer grain, areas such as the Mulgoa Valley have been recognised as important scenic and cultural landscapes. With rising demand for biodiversity offsets and continuing support for traditional forms of agriculture within the Metropolitan Rural Area, more opportunities can be realised to protect and enhance natural landscapes.”

Comment/Response: It is not considered that Tahmoor Township, or in particular Tahmoor Town Centre as it stands, would comprise a regionally significant scenic or cultural landscape. The subject PP relates to land in the most urban part of Tahmoor well outside views from surrounding rural areas, or other areas of environmental or scenic landscape value. It is considered that this PP will aid in the gradual progressive modernisation of Tahmoor Township whilst avoiding the overdevelopment of the subject site or adversely changing the existing character of Tahmoor. Given the location of the subject site within the centre of Tahmoor Township and the nature of proposed building height increase within only a very limited area affecting only Tahmoor Town Centre, there is little scope for the subject PP to pose any risk to any important scenic or cultural landscape.

- **Objective 29 – Environmental, social and economic values in rural areas are protected and enhanced**

“Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has sufficient land to deliver its housing needs within the current boundary of the Urban Area, including existing Growth Areas and urban investigation areas associated with the development of the Western Sydney Airport (refer to Figure 51). 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.”

Comment/Response: This proposal does not seek to expand change or alter the boundaries of the Urban Area, or seek the release of additional non-urban areas within the Metropolitan Rural Area for urban development. The subject PP only seeks an increased maximum building height limit applicable under Wollondilly Local Environmental Plan 2011 (WLEP2011) for the Tahmoor Town Centre site comprising

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the land bounded by Thirlmere Way, York Street, Larkin Street and George Street (the 'subject site') in Tahmoor in Wollondilly Shire. This PP is not proposed for the purpose of accommodating Greater Sydney's growth, and only to accommodate local population growth within Tahmoor and Wollondilly Shire in what is deemed to be a highly suitable location in terms of social, economic and environmental benefit.

"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."

Comment/Response: The GSRP does not define the word urban but refers to it in many contexts. The Macquarie Dictionary provides the following definition: 1. *pertaining to, or comprising a city or town*, 3. *occurring or situated in a city or town*. Whilst the intention of the objective is understood, it not considered that the subject PP is in contradiction with the above excerpt from Objective 29 under the GSRP. Without definition of the regularly used term "urban", this excerpt is noted to also somewhat vague.

The subject PP only affects a small site in the long established local urban centre of Tahmoor. This PP will promote a form of "shoptop" apartment style housing in a manner which seeks to modernise the subject site whilst not adversely transforming the character of the Township of Tahmoor or surrounding area. The subject site presents a unique opportunity for this form of PP, and one which could not be readily pursued in other local centres of the Shire due to heritage considerations, a lack of direct access to commercial, social and community facilities, insufficient utility infrastructure, inappropriate position within the Shire, lack of sufficient access to public transport, increased risk from Mine Subsidence, amongst others. The subject site has been selected for its highly suitable location in terms of economic, commercial, social, transport, health, educational, community and other essential considerations and criteria, with the location and subject site itself already destined for significant change into the future regardless of the success of this PP.

As noted in the original PP document submitted (ref.no.6919.2-PP-02-01-2018), under the NSW Government Planning document "A Plan for Growing Sydney" it is stated that research has found that focusing new housing within suburbs/centre brings real benefits to communities and makes good social and economic sense. The focusing of housing within suburbs/centres lowers infrastructure costs, reduces the time people spend commuting to work or travelling between places, gives people

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more time to spend with their families, relaxing and enjoying sport and other activities, and helps people get involved in the local community. Directing new housing to existing centres will also reduce the impact of development on the environment and protect productive rural land at the urban fringe. By putting more housing in or near centres on the public transport network, residents can take advantage of local facilities and services including those of a commercial, social, community, religious, health, education nature.

There are challenges in maintaining the traditional centres of the Shire and managing the future growth taking place around these centres, to ensure they do appropriately evolve and are not left behind overtime. It is considered that this PP also provides a good and unique opportunity to proactively manage this growth and to plan and shape the design of Tahmoor Township and community to ensure it takes place in a way which does not destroy local quality of life, disrupt local centres of cause conflict in the community relating to urban land release and impacts upon rural life.

Given the above, it is considered that this PP will contribute to the management of the environmental, social and economic values of Tahmoor within the Metropolitan Rural Area. It will have no impact on any biodiversity values or offset areas and given that this PP only comprises a single-site development which cannot be readily achieved in any other location within the Shire, it is not anticipated to have any significant impact regarding land speculation in Tahmoor or the surrounding Shire. This proposal is not considered to be an overdevelopment of the site, nor does it seek to expand areas of urban development within the Wollondilly Shire beyond their current boundaries.

"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."

Comment/Response: Whilst it is acknowledged this PP seeks a noticeable change in the nature of development scale and density within the subject site and Tahmoor Township, it is considered to be a change which can still achieve an appropriate balance between future growth and maintaining the "rural living" identity of the Shire.

The PP is regarded as being a positive and necessary opportunity for future growth in an established centre which will allow for a designed and controlled approach for accommodating future increases in population within Tahmoor and the Shire

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generally. The subject PP is not of a scale appropriate in seeking to accommodate population growth of Greater Sydney, and only seeks to contribute to accommodating the annual 1.7% population growth of Wollondilly Shire (Figure taken from *Wollondilly Shire Council Economic Development Strategy 2015*).

The subject site is again considered to present a unique opportunity for this form of PP, and one which could not be readily pursued in other local centres of the Shire due to heritage considerations, a lack of direct access to commercial, social and community facilities, insufficient utility infrastructure, inappropriate position within the Shire, lack of sufficient access to public transport, increased risk from Mine Subsidence, amongst others. The subject site has been selected for its highly suitable location in terms of economic, commercial, social, transport, health, educational, community and other essential considerations and criteria, with the location and subject site itself already destined for significant change into the future regardless of the success of

this PP.

The subject PP will provide an option for future residential development which does not require the release of additional environmental, rural, agricultural or otherwise valued land for urban purposes to accommodate a growing population – and in doing so will help to preserve these otherwise valued areas. This PP seeks a more modern form of increased development density however given that it will only relate to a building height limit of 30m, equating to approximately 6 storeys, and will only take place on an already approved 11m high expansion of Tahmoor Town Centre, it is not considered to comprise an overdevelopment of the subject site or local area. With appropriate future design of any development facilitated by the subject PP, the proposed change to Tahmoor township in this PP is one which can be undertaken to benefit the aesthetic quality/character of this local centre.

The subject PP will not impact upon any areas of biodiversity or otherwise environmentally sensitive value, will not impact upon viable agriculture. It will have no additional impact upon heritage compared to already existing/approved development at the site. It will also not impact upon the local Tahmoor community lifestyle and promotes the future social and economic sustainability of the existing Tahmoor village.

“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

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uses by Aboriginal people”

Comment/Response: This PP only affects the Tahmoor Town Centre site which is an already developed site, with all necessary studies undertaken as part of previous developments on the site. The site is contained within the most urban part of Tahmoor Township and is not located on the urban-rural fringe. This PP is not anticipated to result in any concerns regarding aboriginal cultural heritage or the Local Aboriginal Land Council.

TABLE 2 – GSRP Strategies

'Strategies' are the overarching methods for achieving the GSRP objectives.

- **Strategy 16.1**

“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”

Comment/Response: The subject Tahmoor Town Centre site is not located on any intermodal or proposed intermodal link. It is not located near the proposed M9. It will therefore not be impacted by 24-hour port or freight functions at Badgerys creek Aerotropolis.

- **Strategy 29.1**

“Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes”

Comment/Response: The subject PP relates to a very specific site wholly contained within the Tahmoor Town Centre approved site comprising only the land bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor. The future development for medium-density “shoptop” style housing at this location will achieve the targeted outcomes.

Regarding environmental outcomes, given that the site only comprises a small block of allotments which currently contain existing dwellings, located within Tahmoor Town Centre on a site already approved for future commercial expansion under No.010.2009.00000765.001 – it is not considered that this PP relating only to increasing building height limits within the same building footprint will have an

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adverse environmental impact. The PP would not result in any additional clearing of vegetation with any existing trees already approved for removal under DA No.010.2009.00000765.001. The site is not identified on any environmental mapping under WLEP2011. There are no anticipated impacts on any biodiversity values or waterways, environmental heritage, or any other associated form of adverse environmental outcome. On the contrary, this proposed vertical extension does not require the release any additional land which may hold values other than for residential purposes, including land of environmental value or significance. All necessary utility services and facilities are readily available at the site. No flora or fauna species are expected to be affected by any works to take place as part of this development regarding associated infrastructure and utility services/facilities provision. It is not considered that this PP will result in any significant long-term noise/acoustic impacts, and will not result in any additional odour concerns. With the PP being located on top of Tahmoor Town Centre, it places the development within walking distance of essentially all necessary commercial, health, education, religious, social, community, and transport needs. The site is located directly adjacent to Tahmoor Train Station and is in close proximity to public bus stops. This unique location within the Shire is one which allows for a residential development which reduces the need for vehicle reliance by future residents therefore reducing the number of vehicles on the road which would otherwise be necessary for transport needs in more isolated locations of the Shire, and so therefore resulting in fewer daily vehicle emissions.

From a social point of view, again the PP site has been chosen for its highly suitable location which presents a unique opportunity within the Shire given its ready access to main road transport corridors and linkages to essentially all corners of the Shire, available utility infrastructure, immediate access to public transport options including rail, commercial and recreational services and facilities, as well as being within walking distance of further community, educational, medical, religious, and other necessary and important services and facilities required to support a local residential population. The proposed form of increased density in residential development with improved accessibility is recognised as an important contributing factor in the social, physical and mental health and well-being of local communities. This style of PP will help to promote more active living through increased walking, and contribute to the improved health and social well-being of local residents via improved means of social inclusion and access, which are currently identified as issues affecting the Shire in terms of availability of essential services and facilities for the community due to isolation and distance. This PP would result in increased diversity in housing size and design within a central location in the Shire, and will provide a significant increase to local housing stock in an economic and efficient manner within a small urban area footprint. This will reduce pressure upon the need for future residential

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expansion into areas with higher environmental, rural, or agricultural value in the Shire and so reducing future urban sprawl. This will reduce the potential for future land use conflict and community unrest regarding the loss of rural areas to residential development. Given the location of the development in such close proximity to Tahmoor Railway Station and that a sizable proportion of the Shire's population commute from the Wollondilly for employment purposes, this form of PP will likely result in increased commuters use the train network, leading to greater pressure for increased rail services at least connecting to Macarthur. This theory can also be applied to local public bus services.

In relation to economic outcomes, the location of this PP and proposed increased residential density will lead to a significant growth in the local consumer population base right in the centre of Tahmoor, which will support the economic stability of this local centre. The ability to produce housing at a higher density within an urban footprint as facilitated by this PP will result in reduced development costs, and so will contribute to the availability of more affordable housing to accommodate a growing population within one the Shire's most significant economic centres. Development as proposed in this PP would also likely result in significant development contributions and ongoing contributions in the future which would be financially beneficial for the provision of local services and facilities by Council. The subject PP would likely result in significant temporary employment opportunities regarding future construction, which will have flow on benefits for the local economy. This is particularly the case when considering that the construction industry is the largest employment sector within the Shire which comprises 46% of total employment (Figure taken from Wollondilly Shire Council Economic Development Strategy 2015).

- **Strategy 29.2**

"Limit urban development to within the Urban Areas of Wollondilly (including Wilton Growth Area)"

Comment/Response: The subject PP only seeks to undertake a vertical extension of the already developed Tahmoor Town Centre site which is located in the local urban centre of Tahmoor in Wollondilly Shire. This PP does not seek to expand the physical boundaries or urban development areas in Tahmoor or the Shire generally.

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Western City District Plan (WCDP)

TABLE 3 – WCDP Planning Priorities

'Planning priorities' outline how each specific region of Sydney will achieve the 'objectives' listed in the GSRP.

- **Liveability**

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:

- *W3 Providing services and social infrastructure to meet people's changing needs*

Comment/Response: The subject site is located in urban centre of Tahmoor. Tahmoor has well-formed social infrastructure and is not a green fields site. There are already shops, places of worship, several education and health facilities, post office and banking facilities, a hotel, several large supermarkets, parks, tennis courts, take away food outlets, service station, motor mechanics, and many other facilities that provide a strong established social infrastructure. In addition, it has its own large sporting field facility and associated sporting teams such as soccer, cricket, netball, little athletics, etc. This social infrastructure is so well established that it can expand to meet the needs of future residents. The vast majority is also within walking distance of the subject site which in turn promotes increased accessibility to these local services and social infrastructure.

- *W4 Fostering healthy, creative, culturally rich and socially connected communities*

Comment/Response: This PP will help to promote more active living through increased walking, and contribute to the improved health and social well-being of local residents via improved means of social inclusion and access, which are currently identified as issues affecting the Shire in terms of availability of essential services and facilities for the community due to isolation and distance. The form of

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increased development density with improved accessibility in this PP is recognised as an important contributing factor to the social, physical and mental health and well-being of the local community into the future. By putting more housing in or near centres on the public transport network, residents have greater ability to take advantage of local facilities and services including those of a commercial, social, community, religious, health and education nature which naturally fosters greater social and community involvement amongst residents.

The built environment can encourage healthy communities by creating mixed-use centres that provide a convenient focus for daily activities, which is achieved by the subject PP. The built environment can also connect and strengthen community by providing clean, safe and attractive locations, integrating residential development with local centres and encouraging social interaction. Further and of particular relevance to the subject PP given it is located with direct access to fresh food outlets, the built environment can also provide equitable access to healthy food. This point is also of additional relevance given that this PP will also help to reduce pressure to development peri-urban agricultural lands which are otherwise a source of healthy food production for local and regional communities.

- *W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport*

Comment/Response: This PP seeks to increase building height and so development density at the subject site. In doing so, this PP seeks to provide an avenue for controlled and sustainable growth of more diverse and affordable housing within an established local centre which can be pursued in order to contribute to the accommodation a growing local population into the future. This PP would result in increased diversity in housing size and design within a central location in the Shire. The ability to produce housing at a higher density within an urban footprint will result in reduced development costs, and so will contribute to the availability of more affordable housing to accommodate a growing population within one the Shire's most significant economic centres.

The vast majority of Wollondilly's housing stock comprises single, detached dwellings, with the remainder of households mostly living in medium density dwellings (villas, townhouses, dual occupancies, seniors living etc). The number of households in higher density forms of housing (residential flat buildings) is statistically insignificant, despite being an increasingly sought-after form of residential

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accommodation for various sectors of the community. The form of medium density housing as proposed in the subject PP has advantages as a form of housing growth in that:

- It delivers social sustainability outcomes for the Shire by providing a wide range of more affordable housing types to cater for different household types and the needs of different social groups;
- It delivers more rental property options;
- It is the most efficient form of housing growth to achieve consolidated population densities in and around existing centres, thereby supporting improvements to services and infrastructure.

The subject site is located at the centre of Tahmoor township and is within walking distance of the majority of necessary services and facilities for potential future residents. The site is located adjacent to Tahmoor Train Station, and is within walking distance of public bus services. The site is also at the interchange of the bus networks being at the intersection of main arterial roads. Trains provide easy access to Sydney and Macarthur as well as other local stations. The bus networks augments this transport network.

- **W6** *Creating and renewing great places and local centres, and respecting the District's heritage.*

Comment/Response: The nature of development to be facilitated by the subject PP is one which will take focus on utilising and expanding the existing centre of Tahmoor in a forward-thinking and proactive manner whilst promoting development which takes social, economic, health, transport and other important considerations into account. It is considered that this PP will aid in the gradual progressive modernisation of Tahmoor Township whilst avoiding the overdevelopment of the subject site or adversely changing the existing character of Tahmoor. Whilst it is acknowledged this PP seeks a noticeable change in the nature of development scale and density within the subject site and Tahmoor Township, it is considered to be a change which will ultimately be necessary. This PP is regarded as being a positive and necessary opportunity for future growth in an established centre which will allow for a designed and controlled approach for accommodating future increases in population within Tahmoor and the Shire generally, whilst still being compatible with the "Rural Living" character of the Wollondilly. This will be achieved whilst at the same time Tahmoor Township can be reinvigorated in terms of aesthetics and general local activity within the urban centre.

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- **Sustainability**

For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities:

- *W12 Protecting and improving the health and enjoyment of the District's waterways*

Comment/Response: The subject site does not contain or impact upon any waterways. The roof area of the vertical expansion of Tahmoor Town Centre will be the same as that of the approved horizontal shopping centre expansion under DA No.010.2009.00000765.001, and therefore there would be no change in runoff from that which is already approved at the site.

- *W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element*

Comment/Response: This priority does not have any relevance to the subject PP as Tahmoor is not a Parkland City. The subject site is however located next to public park.

- *W14 Protecting and enhancing bushland and biodiversity*

Comment/Response: The form development sought in this PP which focuses on existing centres reduces pressure upon the future need to develop other areas of more significant environmental or rural value for residential purposes. The land resource above the approved shopping centre expansion is underutilised with the 11m height restriction. The vertical expansion will have no impact on the natural environment as the site vegetation is already approved for removal under the current DA. The urban sprawl type development has a significant impact on the natural environment as it expands into semi-rural areas. The vertical expansion avoids this form of urban sprawl and so contributes to the protection and enhancement of bushland and biodiversity.

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- *W15 Increasing urban tree canopy cover and delivering Green Grid connections*

Comment/Response: The subject site is free of any significant stands of vegetation, with any existing trees already previously approved for removal under DA No.010.2009.00000765.001. The site is within the urban centre of Tahmoor where there is little scope for increasing urban tree canopy cover or delivering Green Grid connections, which if pursued would likely have associated bushfire hazard.

- *W16 Protecting and enhancing scenic and cultural landscapes*

Comment/Response: It is not considered that Tahmoor Town Township, or in particular Tahmoor Town Centre as it stands, would comprise a significant scenic or cultural landscape as it is in the township of Tahmoor. Given the location of the subject site within the urban centre of Tahmoor Township and the nature of proposed building height increase within only a very limited area affecting only Tahmoor Town Centre, there is little scope for the subject PP to pose any risk to any risk to important scenic or cultural landscapes.

- *W17 Better managing rural areas*

Comment/Response: This PP is one that will have a positive effect on the wider community, whilst avoiding environmental impact and reducing the future need of additional land release within the Shire which may otherwise affect areas of other land use value including rural areas, and which may otherwise detract from the "rural living" character of the Shire by increasing urban development in currently rural areas. Directing new housing to existing centres will reduce the impact of development on the environment and protect productive rural land at the urban fringe.

- *W18 Delivering high quality open space*

Comment/Response: Given the very limited site-specific nature of this PP, there is little scope for the provision of open space. The subject PP would however likely result in significant developer contributions which would be financially beneficial for the provision of local services and facilities by Council, including in relation to the provision and improvement of public open spaces within the Shire. This form of

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development will also in turn enhance the existing green spaces and recreational areas around the site by providing more users with higher expectations.

- *W19 Reducing carbon emissions and managing energy, water and waste efficiently*

Comment/Response: With the PP being located on top of Tahmoor Town Centre, it places the development within walking distance of essentially all necessary commercial, health, education, religious, social, community, and transport needs. The site is located directly adjacent to Tahmoor Train Station and is in close proximity to public bus stops. This unique location within the Shire is one which allows for a residential development which reduces the need for vehicle reliance by future residents therefore reducing the number of vehicles on the road which would otherwise be necessary for daily transport needs of residents in more isolated locations of the Shire, and so therefore resulting in fewer daily vehicle emissions. The roof area of the vertical expansion of Tahmoor Town Centre will be the same as that of the approved horizontal shopping centre expansion under DA No.010.2009.00000765.001, and therefore there would be no change in stormwater runoff from that which is already approved at the site. The location of the site will allow for future development to utilise existing major infrastructure of roads, sewerage treatment and water supply. The site is currently serviced by electricity, telephone and optic fibre. This removes the need to extend these necessary infrastructure services and facilities, which would otherwise be required for residential developments and proposals in more isolated/non-developed areas of the Shire. Options for improved energy efficiency can be considered as part of the future design process of any development facilitated by this PP.

Waste disposal for future residential development facilitated by the subject PP will be as per Council requirements.

- *W20 Adapting to the impacts of urban and natural hazards and climate change.*

Comment/Response: The subject site is not affected by any natural constraints or natural hazards such as bushfire or flooding. It is not located near any significant vegetation or watercourse. The site is located within Bargo Mine Subsidence District and so appropriate consultation would need to be undertaken with Subsidence Advisory NSW as part of any future development of the site as proposed in this PP. The nature of the subject PP is not one which would be at more risk to the impacts of

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climate change compared to any other form of development, and would likely be at less risk of potentially climate change linked hazards such as flooding given that the subject site exists on top of an already approved extension of Tahmoor Town Centre under DA No.010.2009.00000765.001.

- **Planning Priority W5**

Providing housing supply, choice and affordability, with access to jobs, services and public transport

- *“The Growth Area programs of the NSW Department of Planning and Environment guide the development of new communities in land release areas and provide significant capacity into the medium and longer term. These include the North West, South West, Wilton and parts of the Greater Macarthur Growth Areas.”*

Comment/Response: This Planning Priority is essentially the same as Liveability Planning Priority W5 already dealt with above in this document. This PP does not seek to create a new community, and only seeks to develop within a very specific site in the long established local urban centre and village of Tahmoor. Significant social and physical infrastructure is already in place, with this proposal seeking a modest increase in building height to further enhance this local centre.

- **Planning Priority W16**

Protecting and enhancing scenic and cultural landscapes

“The Wollondilly, Blue Mountains and Hawkesbury local government areas benefit 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. Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality. Continued protection of the Western City District's 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

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Aboriginal cultural heritage.”

Comment/Response: This is similar to Sustainability W16 already addressed above where we stated the following:

“It is not considered that Tahmoor Town Township, or in particular Tahmoor Town Centre as it stands, would comprise a significant scenic or cultural landscape. Given the location of the subject site within the urban centre of Tahmoor Township and the nature of proposed building height increase within only a very limited area affecting only Tahmoor Town Centre, there is little scope for the subject PP to pose any risk to any risk to important scenic or cultural landscapes.”

The site is not located on any significant ridgeline, and so there is not potential for adverse impact in this regard. By reducing the need for urban sprawl, this PP indirectly contributes to the preservation of areas which do hold scenic and cultural landscape value.

- **Planning Priority W17**

Better managing rural areas

- *“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 Wollondilly Local Government Area. This approach complements Action 30 of this plan to protect and support agricultural production and mineral resources by preventing inappropriately dispersed urban activities in rural areas. 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*

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demand for residential growth. "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."

Comment/Response: Our interpretation of this is to priority is to protect viable agricultural land that can achieve agricultural development in an environmentally, financially, socially and agriculturally viable way.

Regarding the statement "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)", GSRP does not define the word "urban" but refers to it in many contexts. The Macquarie Dictionary provides the following definition: 1. *pertaining to, or comprising a city or town*, 3. *occurring or situated in a city or town*. By operating under this definition, this would essentially preclude all development taking place within any local urban centre within the Shire which is considered too general and overarching in approach and application.

This proposal does not seek to expand change or alter the boundaries of any urban area, does not propose to create a new urban area, nor does it seek the release of additional non-urban areas within the Metropolitan Rural Area for urban development. The subject PP only seeks an increased maximum building height limit applicable under Wollondilly Local Environmental Plan 2011 (WLEP2011) for the Tahmoor Town Centre site comprising the land bounded by Thirlmere Way, York Street, Larkin Street and George Street (the 'subject site') in Tahmoor in Wollondilly Shire.

The subject PP will allow for increased diversity in housing size and design within a central location in the Shire, and so provide a significant increase to local housing stock in an economic and efficient manner within a small urban area footprint. This will reduce pressure upon the need for future residential expansion into areas with

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higher environmental, rural, or agricultural value in the Shire and so reducing future urban sprawl.

This PP will not adversely impact agricultural production, and on the contrary, will provide a higher consumer population base within the Shire which can have potential flow-on benefits for local industry including relating to agriculture. This proposal only affects a small site and in Tahmoor's urban centre and so will not impact upon mineral resource land.

This proposal does not seek to accommodate future population growth of the region, and only seeks to contribute to accommodating future population growth within the Shire which is estimated at 1.7% annually. This proposal is not of a scale which poses a risk to surrounding rural areas or people's desire to live in a rural or bushland setting.

- **Planning Priority W20**

Adapting to the impacts of urban and natural hazards and climate change

"Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing communities that are exposed and vulnerable to natural hazards."

Comment/Response: This is similar to Sustainability W20 already addressed above where we stated the following:

"The subject site is not affected by any natural constraints or natural hazards such as bushfire or flooding. It is not located near any significant vegetation or watercourse. The site is located within Bargo Mine Subsidence District and so appropriate consultation would need to be undertaken with Subsidence Advisory NSW as part of any future development of the site as proposed in this PP. The nature of the subject PP is not one which would be at more risk to the impacts of climate change compared to any other form of development, and would likely be at less risk of potentially climate change linked hazards such as flooding given that the subject site exists on top of an already approved extension of Tahmoor Town Centre under DA No.010.2009.00000765.001."

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The site is within an already existing urban centre and does not propose new development or the expansion of an urban area into locations which may otherwise pose higher risk of being impacted by natural hazards.

TABLE 4 WCDP ACTIONS

'Actions' are methods for the implementation of 'planning priorities' and 'objectives'.

Action 35

Protect and support agricultural production and mineral sources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas"

Comment/Response: This action is noted to be the responsibility of Councils and other planning authorities. The subject PP will support this action by allowing for increased diversity in housing size and design within a central location in the Shire, and so provide a significant increase to local housing stock in an economic and efficient manner within a small urban area footprint. This will reduce pressure upon the need for future residential expansion into areas with higher environmental, rural, or agricultural value in the Shire and so reducing future urban sprawl. This PP will not adversely impact agricultural production, and on the contrary, will provide a higher consumer population base within the Shire which can have potential flow-on benefits for local industry including relating to agriculture. This proposal only affects a small site and in Tahmoor's urban centre and so will not impact upon mineral resource land. The subject PP is in accordance with WCDP Action 35.

Action 41

"Consider opportunities to enhance tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation"

Comment/Response: This action is noted to be the responsibility of Councils, other planning authorities and state agencies. Tahmoor Township is not known as a tourist/visitor centre of the Shire and so this action is not considered highly applicable to the subject PP which is only for a vertical extension of Tahmoor Town Centre for residential purposes. This PP will however help reinvigorate Tahmoor Township, and help to modernise this local centre which will likely render this location more

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attractive and more open to visitors. The subject PP will by no means hinder the progress of Council, other planning authorities and state agencies in achieving WCDP Action 41 in the Wollondilly.

Action 78

"Maintain or enhance the values of the Metropolitan Rural Area" using place-based planning to deliver targeted environmental, social and economic outcomes"

Comment/Response: This action is noted to be the responsibility of Councils and other planning authorities. This action is identical to *GSRP Strategy 29.1* identified as relevant in Table 2 of Council's letter, and has been addressed extensively in the response given to *GSRP Strategy 29.1* in this document. Please refer to the relevant section for comment. The subject PP is in accordance with WCDP Action 78.

Action 79

"Limit urban development to within the Urban Areas of Wollondilly (including Wilton Growth Area)"

Comment/Response: This action is noted to be the responsibility of Councils and other planning authorities. We interpret this action to mean that development should not be on green field sites. That development should build onto and enhance the existing social infrastructure. In that respect, the subject PP only seeks to undertake a vertical extension of the already developed Tahmoor Town Centre site which is located in the local urban centre of Tahmoor in Wollondilly Shire, with ready access to existing social infrastructure, and this nature of development with the potential to enhance local social infrastructure. This PP does not seek to expand the physical boundaries or urban development areas in Tahmoor or the Shire generally. The subject PP is in accordance with WCDP Action 79.

Action 88

"Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in urban areas most exposed to hazards."

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Comment/Response: This action is noted to be the responsibility of Councils, other planning authorities and state agencies. The subject site is not affected by any natural constraints or natural hazards such as bushfire or flooding. It is not located near any significant vegetation or watercourse. The site is located within Bargo Mine Subsidence District and so appropriate consultation would need to be undertaken with Subsidence Advisory NSW as part of any future development of the site as proposed in this PP. The nature of the subject PP and the location would likely be at less risk of potentially climate change linked hazards such as flooding given that the subject site exists on top of an already approved extension of Tahmoor Town Centre under DA No.010.2009.00000765.001.

ADDITIONAL CONSIDERATION IN EMAIL DATED THE 29TH MAY 2018

In relation to the issues raised by email dated the 29th May 2018, Council refers to a letter received from the Greater Sydney Commission dated the 10th May 2018 which was received by Council on the 14th May 2018. This letter quotes the western Sydney District Plan as follows;

The Western City District Plan, on page 126, notes that:

"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 or 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."

Comment/Response: This objective has been addressed throughout this submission in various forms. To properly respond to this objective, we will break it into its various parts:

"Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority."

Comment/Response: This is a goal which is supported by the subject PP. This is again in regards of reducing the need for urban sprawl into non-urban areas of the Shire, which would otherwise have potential adverse impact on the distinctive rural

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character of the Wollondilly Shire. Minimising the need to release non-urban land whilst still providing a significant contribution to local housing stock are two of the strengths of this PP. It is acknowledged that the subject PP will result in a change in visual character of Tahmoor township, however the PP is located on top of an already approved horizontal expansion of Tahmoor Town Centre with the height limit proposed considered one which can achieve the desired nature of medium-density "shoptop" style housing without being an overwhelming or adverse transformation of the current character of Tahmoor. It is considered that this PP will reinvigorate Tahmoor Town Centre and Township generally in terms of aesthetics, as well as social and economic sustainability.

"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."

Comment/Response: The PP is regarded as being a positive and necessary opportunity for future growth in an established centre which will allow for a designed and controlled approach for accommodating future increases in population within Tahmoor and the Shire generally, whilst still being compatible with the "Rural Living" character of the Wollondilly. The subject PP is not of a scale appropriate in seeking to accommodate population growth of Greater Sydney, and only seeks to contribute to accommodating the annual 1.7% population growth of Wollondilly Shire (Figure taken from *Wollondilly Shire Council Economic Development Strategy 2015*).

The subject site presents a unique opportunity for this form of PP, and one which could not be readily pursued in other local centres of the Shire due to heritage considerations, a lack of direct access to commercial, social and community facilities, insufficient utility infrastructure, inappropriate position within the Shire, lack of sufficient access to public transport, increased risk from Mine Subsidence, amongst others. The subject site has been selected for its highly suitable location in terms of economic, commercial, social, transport, health, educational, community and other essential considerations and criteria, with the location and subject site itself already destined for meaningful change into the future regardless of the success of this PP.

This PP seeks to provide an avenue for controlled and sustainable growth of more diverse and affordable housing within an established local centre which can be pursued in order to accommodate a growing population into the future whilst avoiding the need for additional release of rural, environmental, landscape or otherwise valued land for urban purposes. This form of avenue is one which will take focus on utilising

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and expanding the existing centre of Tahmoor in a forward-thinking and proactive manner whilst promoting development which takes social, economic, health, transport and other important considerations into account.

It is identified in Wollondilly GMS 2011, the specific future growth and development planning document for Wollondilly Shire LGA, that there is a need for a greater number of smaller dwellings in locations with good access to daily conveniences. This PP achieves exactly this.

"Rural and bushland towns and villages will not play a role in meeting regional or district scale demand for residential growth."

Comment/Response: This is agreed. It is submitted that the subject PP will not play a role at all in meeting regional and district scale growth. Regional growth is extremely large scale and district growth includes new suburbs or towns. This proposal is not intended to satisfy such demand.

It is further stated in the letter from Greater Sydney Commission dated the 10th May 2018 that:

"The alignment of growth and infrastructure on the Region and District plans. Allowing only local growth of towns and villages in the Metropolitan Rural Area is a key part of this approach. This is particularly relevant in Wollondilly, given the capacity to accommodate growth within the Growth Areas in Wollondilly and in other nearby local government areas."

Comment/Response: The subject PP is in direct accordance with this statement in that it only seeks local growth in the established Village of Tahmoor, in a location with ready access to necessary services and infrastructure including public rail and bus transport services. This PP achieves this growth without needing to expand the urban boundaries of Tahmoor Village beyond their current limits.

We trust that this response adequately addresses those principles, priorities, strategies and actions contained in both the GSPR and WSDP deemed relevant to the subject PP as identified by Council. The site is acknowledged as within an area designated as a "Metropolitan Rural Area" under these two plans.

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When the planning proposal was prepared it was submitted that it ticked all of the boxes from the Department of Planning circulars and policies of the time. After consideration of the GSPR and WSDP we still hold the same view. This site is the only current site within Wollondilly that can accommodate the type of development that will follow. The footprint of development does not change. There is no expansion into rural lands or impact on agricultural viability.

If further discussion is required or you require additional clarification please contact our office.

We will otherwise await further determination/progress of this PP.

Yours faithfully

REIN WARRY AND CO.



Darryl Warry



Precise Planning

Planning | Development | Management

12 June 2018

Our Ref: 1458

The General Manager
Wollondilly Council
PO Box 21
PICTON NSW 2571

Dear Sir

Planning proposal – West Tahmoor Minimum Lot Size Amendment No 3

I refer to the above matter and in particular Council's letter dated 4 May 2018. This letter provides a detailed response to the matters raised by Council.

In summary, please note the following:

- 1) This planning proposal does not seek to amend the underlying R2 Low Density Residential zone. It seeks merely to amend the minimum lot size to bring it into line with the minimum lot size across the majority of the precinct.
- 2) The proposal does not involve the extension of the existing Tahmoor urban area. The proposal is "*local infill development*" and applies solely to the existing urban area.
- 3) Fundamentally, the proposal can be considered from a place-based planning approach. It consolidates the existing edge of the township and is not contrary to the function Tahmoor plays in terms of the overall Wollondilly area. This application has the potential to create a maximum of 18 additional lots which will (in part) satisfy existing unmet local demand for land in Tahmoor.
- 4) All services and infrastructure are already in place to support a greater density of development. The planning proposal (and subsequent construction of dwellings) will have no unfunded demands for infrastructure for any tier of government, as all services infrastructure is in place and local and state contributions will ensure this proposal carried its share of the load in terms of the provision of infrastructure.
- 5) A preliminary review of the existing vegetation at the site confirms that there would be no significant impact as a result of the proposed reduction in the minimum lot size¹.

¹ Refer to letter from Ecoplanning dated 20 March 2018

- 6) The proposal is consistent with 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').

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

<i>Objectives</i>	<i>Response</i>
<p>Objective 22: <i>Investment and business activity in centres</i></p> <ul style="list-style-type: none"> <i>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</i> 	<p>This proposal DOES NOT extend rural towns and villages beyond their current boundaries. The proposal relates to land which is already located in an R2 Low Density Residential zone and proposes a reduction in the minimum lot size, from 2,000sqm to 450sqm.</p> <p>The proposal is located within an area identified in the endorsed growth management plan.</p>
<ul style="list-style-type: none"> Objective 24: <i>Economic sectors are targeted for success</i> <i>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.</i> 	<p>This planning proposal is not seeking to create a rural-residential subdivision, so this objective is not relevant to this proposal. The land is <u>already located</u> in an R2 Low Density Residential zone</p>
<p>Objective 27: <i>Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i></p> <ul style="list-style-type: none"> <i>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</i> 	<p>The adjoining land is already the subject of a biobank certificate issued by OEH. A preliminary review of the existing vegetation at the site confirms that there would be no significant impact as a result of the proposed reduction in the minimum lot size².</p>
<p>Objective 28: <i>Scenic and rural landscapes are protected.</i></p>	<p>The proposed reduction in the minimum lot size will not threaten the scenic and rural landscape</p>

² Refer to letter from Ecoplanning dated 20 March 2018

Objectives Response

<ul style="list-style-type: none"> 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. 	
<p>Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.</p> <ul style="list-style-type: none"> Urban development is not consistent with the values of the Metropolitan Rural Area. This Plan identifies that Greater Sydney has 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. 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. 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. 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 	<ul style="list-style-type: none"> This proposal is <u>not an expansion</u> of the Urban Area, insofar as the current R2 Low Density Residential zone will be retained. The proposal merely represents a modest intensification of the yield for the land in question. The proposal will not result in unmanageable environmental, social and economic impacts. The land, for all intents and purposes, is already constructed for residential development, with sewer, water, electricity, NBN and gas services all connected. Stormwater infrastructure is in place and a biobank certificate has already been issued by OEH for the adjoining land. A preliminary review of the existing vegetation at the site confirms that there would be no significant impact as a result of the proposed reduction in the minimum lot size³. The existing R2 Low Density Residential zone already permits a range of land uses other than residential accommodation, many of which are <u>urban</u> in nature. For example, the existing zone permits Boarding Houses, Child Care Facilities, Educational Establishments, Group Homes, Neighbourhood shops, Places of Public Worship, Respite Day Care Centres and Veterinary Hospitals. Therefore, "urban development" is already permitted on the site. Amending the minimum lot size to 450sqm as proposed will result in a high level of certainty as to the type of "urban development" is ultimately erected on the site, because the smaller lot sizes are really only appropriate for dwellings. Maintaining a 2000sqm minimum lot size in this location will not necessarily ensure a large lot single dwelling style development.

³ Refer to letter from Ecoplanning dated 20 March 2018

Objectives Response

- The land is not rural land, nor is it on the urban-rural fringe. The land to the west is a recreational zone.

TABLE 1

Objectives – Greater Sydney Regional Plan

Strategies

Strategy	Response
Strategy 16.1: 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	I see no relevance for this strategy in relation to the current planning proposal.
Strategy 29.1: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes	The modest increase in dwelling density that would result from this planning proposal is consistent with, and not antithetic to, the environmental, social and economic outcomes pursued by the original rezoning of this precinct in 2014.
Strategy 29.2: Limit urban development to within the Urban Areas of Wollondilly	This proposal i) does not extend the Urban Area of Tahmoor; and ii) will not necessarily increase the “urbanization” of the land; and iii) is already zoned for urban purposes.

TABLE 2

Strategies – Greater Sydney Regional Plan

Planning Priorities

Planning Priority	Response
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	This proposal is not antithetic to the relevant principles, priorities, objectives, strategies and actions contained in the GSRP and WSDP
Liveability: 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: W3 – Providing services and social infrastructure to meet people’s changing needs W4 – Fostering healthy, creative, culturally rich and socially connected communities. W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.	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 to both Council and the State government.

Planning Priority Response

<p>W6 – <i>Creating and renewing great places and local centres, and respecting the District’s heritage.</i></p> <p>Sustainability: <i>For the District, an integrated approach to improving sustainability can be achieved by the following Planning Priorities:</i></p> <p>W12 – <i>Protecting and improving the health and enjoyment of the District’s waterways.</i></p> <p>W13 – <i>Creating a Parkland City urban structure and identity.</i></p> <p>W14 – <i>Protecting and enhancing bushland and biodiversity.</i></p> <p>W15 – <i>Increasing urban tree canopy cover and delivering Green Grid connections.</i></p> <p>W16 – <i>Protecting and enhancing scenic and cultural landscapes.</i></p> <p>W17 – <i>Better managing rural areas</i></p> <p>W18 – <i>Delivering high quality open space.</i></p> <p>W19 – <i>Reducing carbon emissions and managing energy, water and waste efficiently.</i></p> <p>W20 – <i>Adapting to the impacts of urban and natural hazards and climate change.</i></p>	<p>W4 – The subdivision allows the opportunity for a popular and affordable form of housing to meet local demand.</p> <p>W5 – The key focus of this priority is to provide housing diversity and choice in the right locations. The District Plan acknowledges (at page 44) the Wollondilly Growth Management Strategy 2011 which aims to focus the majority of new housing within or immediately adjacent to existing settlements. This proposal is consistent with this approach.</p> <p>The proposal provides housing supply, choice and affordability, with access to jobs because of easy access to Tahmoor, Southern Highlands, Picton and the motorway to Sydney. It is expected that public transport services will expand in the area in line with demand.</p> <p>W6 – The scale of the development and the built form will respect the District’s heritage</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 – A biobank statement has already been issued over the adjoining site by OEH. A preliminary review of the existing vegetation at the site confirms that there would be no significant impact as a result of the proposed reduction in the minimum lot size⁴.</p> <p>W15 – Street tree planting will be undertaken with a future subdivision</p> <p>W16 – The site is not on a ridgeline or other scenic landscape</p> <p>W17 – The land is not rural – it is already zoned residential. This planning proposal seeks to amend the minimum lot size, not the underlying zone</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>
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⁴ Refer to letter from Ecoplanning dated 20 March 2018

Planning Priority Response

<p>W5: <i>Providing housing supply, choice and affordability, with access to jobs, services and public transport.</i></p> <ul style="list-style-type: none"> <i>Growth Area programs of the NSW DP&E 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.</i> 	<p>The proposal will provide a greater range of housing supply, choice and affordability generated by local demand and preferences.</p>
<p>W16: <i>Protecting and enhancing scenic and cultural landscapes.</i></p> <ul style="list-style-type: none"> <i>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.</i> <i>Ridgelines are highly valued elements of scenic landscapes, and development should not diminish their scenic quality.</i> <i>Continued protect of the Western City District's 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.</i> 	<p>The development does not extend the existing urban area, nor does it extend to any ridgelines and therefore will not diminish their contribution to the scenic quality of the area at this location.</p> <p>A biobank certificate has already been issued for the adjoining site by OEH. A preliminary review of the existing vegetation at the site confirms that there would be no significant impact as a result of the proposed reduction in the minimum lot size⁵.</p> <p>Natural hazards will be avoided.</p> <p>An Aboriginal Archaeological investigation has been undertaken for the site and an AHIP has been issued by OEH.</p>
<p>W17: <i>Better managing rural areas.</i></p> <ul style="list-style-type: none"> <i>The Region Plan 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.</i> <i>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</i> 	<ul style="list-style-type: none"> <i>This proposal does not extend the existing urban area beyond the current boundaries.</i> <i>The planning proposal will have no adverse impact on the distinctive character of Tahmoor and will have no impact on existing rural areas or agricultural operations.</i> <i>It is logical to permit an increased density in this location, rather than extend the existing limit of the Tahmoor urban area.</i>

⁵ Refer to letter from Ecoplanning dated 20 March 2018

Planning Priority Response

<p>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.</p> <ul style="list-style-type: none"> 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. <p>W20: Adapting to the impacts of urban and natural hazards and climate change.</p> <ul style="list-style-type: none"> Consideration of natural hazards and their cumulative impacts includes avoiding growth and development in areas exposed to natural hazards and limiting growth in existing communities that are exposed and vulnerable to natural hazards 	<p>The subject site is not subject to flooding or geotechnical instability.</p> <p>Bushfire risks may be mitigated by maintaining APZs.</p>
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TABLE 3

Planning Priorities – Western City District Plan

Actions

<i>Actions</i>	<i>Response</i>
<p>Action 35: Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas</p>	<p>There will be no loss of agricultural production nor mineral resources.</p> <p>This location is not “inappropriately dispersed”, but rather is an appropriate intensification of an existing urban area.</p>
<p>Action 41: Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation</p>	<p>N/A</p>
<p>Action 78: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes</p>	<p>As noted previously, the proposal relates to land currently zoned for residential purposes which is identified within the Council endorsed Wollondilly Growth Management Strategy 2011.</p>

Actions Response

	<p>The proposal will not limit the delivery of the specific environmental, social and economic outcomes intended by Amendment 3 WLEP 2011 as:</p> <ul style="list-style-type: none"> • Environmentally sensitive riparian areas have been protected as part of the initial rezoning • Developer contributions will help fund social outcomes • Building activities will generate economic activity and increased population will generate increased commercial activity in Tahmoor
<p>Action 79: <i>Limit urban development to within the Urban Areas of Wollondilly (including the Wilton Growth Area)</i></p>	<p>Action 79 refers to the extension of existing urban areas beyond the current limits of the town. As noted, this planning proposal does not extend the limits of the urban area beyond the town, but rather is based on an existing R2 zone. The proposal does not seek to change the underlying zone, rather it seeks to simply amend the minimum lot size to enable the same density of development that is applicable across the majority of the precinct.</p>
<p>Action 88: <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></p>	<p>The subject site is not subject to flooding or geotechnical instability. Bushfire risks may be mitigated by maintaining APZs.</p>

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, 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



