

# Wollondilly Shire Council

Current Status of Planning Proposals & Projects – Detailed Information as of 23 April 2018

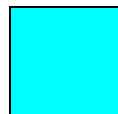
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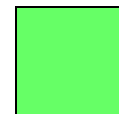
Preliminary Assessment



Awaiting Gateway Determination



Specialist Studies, Public Exhibition & Revision



Awaiting Gazettal



Refused Amendments

Name of Planning Proposal or Project	Location	Detail of Proposal	Applicant (Proponent)	First Council Resolution	Gateway Determination	Has Public Exhibition been held	Update comments
<b>Macquariedale Road</b>	Appin	Rezoning approximately 62.8 hectares of rural land to protect environmentally sensitive areas, preserve land for the proposed Appin Bypass and enable residential development for approximately 280 dwellings	Walker Corporation Pty Limited	August 2011	October 2011	Yes	Outcome of recent public exhibition being considered
<b>Abbotsford</b>	Picton	Rezoning 67 hectares of land zoned RU2 Rural Landscape to enable rural residential style development while protecting heritage and sensitive land	Rein Warry & Co	December 2011	April 2012	Yes	Report to upcoming Council meeting on outcome of public exhibition
<b>North Silverdale Commercial, Industrial &amp; Residential Lands</b>	Silverdale	Rezone the site to allow for low and medium density residential development, commercial development, light industrial development and environmental conservation	Site Plus Pty Ltd	November 2012 / May 2013	July 2013	Yes	Council resolved at its March, 2018 Meeting to seek an altered Gateway Determination. There are also outstanding issues to be resolved regarding traffic, dedication of land and rural land use conflict and certain government agency objections.
<b>Land Adjoining Bargo Sportsground</b>	Bargo	Rezone the subject site to allow for future subdivision for large lot residential purposes	Precise Planning	July 2012	February 2013	No	Altered Gateway Determination to be requested

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Station Street, Menangle	Menangle	Rezone land for residential and business purposes	Elton Consulting	Deferred Dec 2012. Pre-Gateway review requested Jan 2013	9 December 2013	Yes	SWCPP recommended rezoning land in November 2017. Recommendation currently being considered by NSW Department of Planning & Environment
Picton East	Picton	Proposal on part of the site to allow housing on a range of lot sizes while protecting the environment and landscape character	Michael Brown Planning Strategies	December 2012	28 March 2013		Planning to consider a Gateway alteration
LEP Housekeeping	Shire Wide	Review of Wollondilly Local Environmental Plan 2011	Council	April 2012		No	Ongoing
Animal Boarding and Training Establishments in R2 and R5 Zones	Shire Wide	Permitting "Animal boarding and training establishments" with consent in Zone R2 and Zone R5	Council	April 2012		No	On hold
SLWCA Review of Catchment Lands	Shire Wide	Review of Land Zoning, Lot Size and Land uses within catchment lands under Wollondilly Local Environmental Plan 2011	Council	April 2012		No	On hold
Land Adjoining Oakdale Sportsfields	Oakdale	Rezone the subject land to allow for low density residential development and environmental conservation purposes	SMEC	March 2013	15 May 2013	No	Further Aboriginal Cultural Heritage Assessment required from Proponent
Stonequarry Commercial	Picton	Proposal to allow for housing and a shopping centre	Michael Brown Planning Strategies	February 2013	13 August 2013	No	Awaiting outcome of Traffic Study and review of revised studies.
Brooks Point Road	Appin	Seeks to rezone 60 hectares of rural land to protect environmentally sensitive areas, preserve land for the proposed Appin Bypass and enable residential development for approximately 340 dwellings	Urban Futures			No	On Hold

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<b>Stilton Farm and Village</b>	Picton	Rezoning proposal incorporates a concept plan for the 180 ha site. The creation of an integrated village with a commercial centre and a diversity of housing types	Miltonbrook Project Management	November 2016		No	With Department of Planning awaiting a Gateway Determination
<b>Argyle Street Business Development Lands</b>	Picton	Rezone land for the purposes of bulky goods retail (specialist commercial/retail) and light/service industrial (employment generating) activities	Precise Planning	March 2013	June 2013	No	Awaiting preparation of Specialist Studies
<b>Noongah and Gwynn Hughes Streets</b>	Bargo	Rezone the subject site to permit future subdivision of land for large lot residential and environmental management purposes	Precise Planning	Sept 2014	Jan 2015	No	Waiting on amended proposal and revised studies since July 2017
<b>Burraborang &amp; Steveys Forest Roads</b>	Oakdale	Rezone the subject site to allow future subdivision of land for low density residential and large lot residential purposes and also for environmental management purposes	SMEC	Sept 2013	Feb 2014	No	Waiting on amended Specialist Studies
<b>Government Road</b>	Bargo	Rezone the subject site to permit future subdivision for environmental living purposes	Precise Planning	Deferral December 2012	Nov 2014	No	Preparing report for Gateway alteration
<b>Great Southern Road</b>	Bargo	Rezone the subject site to allow future subdivision of land for low density residential purposes, with a variety of minimum lot sizes	Precise Planning	Dec 2013 Report back to Feb 2014 (deferred)	Oct 2014	Yes	Public Exhibition completed and Report to December Council Meeting
<b>Eltondale Release Area</b>	Silverdale	Rezoning of land for Residential, Commercial, Industrial, Schools, Open Space & Recreation, and Environmental lots	Martens & Associates			No	On hold pending outcome of GMS Review
<b>Heritage Map Re-Projection (Heritage Housekeeping)</b>	Shire Wide	To correct the Wollondilly LEP Heritage Maps	Council	Sept 2015	Feb 2014	No	Preparing for finalisation

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<b>Cross Street</b>	Tahmoor	Proposal to allow housing on a range of lot sizes while conserving the environment and protecting the Bargo Gorge	Urbis	April 2014	July 2014	No	Public Exhibition underway
<b>Appin Vale</b>	Appin	Rezoning of 584 hectares of land zoned RU2 Rural Landscape to allow for a new urban release area with 4,000 homes adjoining the existing Appin village. A plan that delivers infrastructure, employment, affordability, social and community facilities as well as benefits to the existing residents of Appin	Walker Corporation			No	On hold pending outcome of the Greater Macarthur Land Release Investigation.
<b>North Appin</b>	Appin	Rezoning of 368 hectares of land zoned RU2 Rural Landscape to allow for residential development involving approximately 4,000 dwellings and associated commercial, recreation and community facilities	Mott MacDonald			No	On hold pending outcome of the Greater Macarthur Land Release Investigation.
<b>Brooks Point (West Appin)</b>	Appin	Rezoning of 244 hectares of land zoned RU2 Rural Landscape to allow for residential development involving approximately 3,500 dwellings and associated commercial, recreation and community facilities	Mott MacDonald			No	On hold pending outcome of the Greater Macarthur Land Release Investigation.
<b>Land Adjacent Mushroom Tunnel</b>	Picton	Seeks to rezone approximately 4.1 hectares of rural zoned land for residential development involving approximately 32 dwellings	Michael Brown Planning Strategies	Oct 2014	Mar 2015	No	Working with Proponent to address issues
<b>Dual Occupancy in Rural and Environmental Zones Housekeeping</b>	Shire Wide	To review Clause 7.1 as it relates to E4 zone dual occupancies and to review the permissibility of dual occupancies in rural zones	Council	Feb 2015	June 2015	Yes	Finalising amendments for Gazettal

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<b>Tourism related Housekeeping</b>	Shire Wide	An LEP amendment to encourage tourism by allowing eco-tourist facilities and reviewing other tourism related matters	Council			No	Draft being prepared
<b>West Parade</b>	Buxton	Seeks to rezone 1.6 hectares of rural zoned land for residential development and the environmental protection of sensitive land	Joanne Tapp Town Planning	Feb 2016	9 Aug 2016	No	Preparation of revised Specialist Studies
<b>The Oaks North, Silverdale Road</b>	The Oaks	Seek to rezone approx. 7ha of rural zoned land for low density residential development	A. H. Clinch Investments	18 July 2016	8 Dec 2016	No	Brief for Specialist Studies being reviewed
<b>Heritage Housekeeping Amendment Corrections to Schedule 5</b>	Shire Wide	To correct inaccuracies in Schedule 5 and associated Heritage Maps of the Wollondilly LEP	Council				Draft Planning Proposal under preparation for Council consideration.
<b>West Tahmoor Lot Size Amendments No.2</b>	Tahmoor	Amend minimum lot size map on part of West Tahmoor precinct	Precise Planning	20 Feb 2017	7 July 2017		Agency Referral on preparation of specialist studies
<b>Darley Street</b>	Thirlmere	Proposal to allow for low density residential development of approx. 340 dwellings	Precise Planning	20 March 2017			Specialist Studies underway
<b>Barkers Lodge Road Tourism</b>	Picton	Proposal to allow tourist development and large lot housing for 20-30 dwellings	Precise Planning				Preliminary Assessment nearing completion
<b>2471 Silverdale Road</b>	Silverdale	Amend the land use zoning from SP2 Infrastructure zone to RU2 Rural Landscape	Cityscape Planning	19 June 2017			Proponent to prepare Specialist Studies
<b>11 Westminster Place</b>	Razorback	Proposed amendment to LEP 2011 to enable a 5 lot subdivision on the site	Precise Planning				Resolved by Council at April 2018 Council meeting to forward to Department of Planning & Environment for requesting a Gateway Determination

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<b>65-95 Ironbark Road</b>	Bargo	Seek to rezone approximately 8.8 hectares of rural zoned land to enable for low density residential development	Precise Planning				Preliminary Assessment underway
<b>Tahmoor Town Centre Height Limit</b>	Tahmoor	Seeks to increase the sites maximum building height from 11 to 30 metres	Rein Warry & Co				Preliminary Assessment underway
<b>West Tahmoor Minimum Lot Size Amendment No.3</b>	Tahmoor	Seeks to amend the minimum lot size from 2000m <sup>2</sup> to 450m <sup>2</sup>	Precise Planning				Preliminary Assessment underway

## Completed Planning Proposals – Amendments to Wollondilly Local Environmental Plan 2011 – Detailed Information as of 23 April 2018

Name of Planning Proposal	Location	Detail of Proposal	Applicant	Final Council Resolution	Amendment Made	LEP Amendment Number
Menangle School of Arts Hall Reclassification	Menangle	Reclassification of Menangle School of Arts Hall from Community to Operational land (formerly Amd No.6 to DLEP 2010)	Council	August 2010	May 2011	Wollondilly Local Environmental Plan 2011 Amendment No. 1
The Oaks South	The Oaks	Rezoning of The Oaks Turf Farm site for R2 Low Density Residential purposes (formerly Amd No.3 to DLEP 2009)	Haskew Planning	June 2011	March 2012	Wollondilly Local Environmental Plan 2011 Amendment No. 2
Avon Dam & Hawthorne Roads	Bargo	Rezoning of site to part R2 Low Density Residential and part R5 Large Lot Residential	SMEC	December 2011	March 2012	Wollondilly Local Environmental Plan 2011 Amendment No. 4
Campsie Street	Wilton	Amend lot size to correct drafting error	Council	April 2012	December 2013	Wollondilly Local Environmental Plan 2011 Amendment No. 6
Egans Road	Oakdale	To rezone land from RU1 Primary Production to Part R2 Low Density Residential and Part E3 Environmental Management	Precise Planning	August 2011	December 2013	Wollondilly Local Environmental Plan 2011 Amendment No. 7
Maldon Employment Generating Lands	Maldon	Rezoning of land at Maldon from Rural to Industrial and Environmental Conservation	TCG Consulting	March 2008	February 2011	Wollondilly Local Environmental Plan 2011 Amendment No.3
J. R. Stud	Tahmoor	Part R5 Large Lot Residential; Part RE2 Private Recreation; Part Environmental Conservation	Land Use Investments Consulting	November 2011	March 2012	Wollondilly Local Environmental Plan 2011 Amendment No.3
Picton Tahmoor Thirlmere New Urban Precincts (PTT)	Picton / Tahmoor / Thirlmere	Part R2 Low Density Residential – six new residential precincts around the three (3) towns	Cardno Pty Ltd	Early 2007	October 2011	Wollondilly Local Environmental Plan 2011 Amendment No.3

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Warragamba Waste Management Facility	Warragamba	Reclassification of part of Warragamba Waste Management Centre within Schedule 4 Part 1 to Wollondilly Local Environmental Plan 2011 "Classification and reclassification of public land"	Council	June 2012	August 2012	Wollondilly Local Environmental Plan 2011 Amendment No.3
Heritage Listing of Menangle School	Menangle	Amend Wollondilly Local Environmental Plan 2011 to list Menangle School and its curtilage as an item of environmental heritage in Schedule 5 to the LEP	Council	June 2012	September 2012	Wollondilly Local Environmental Plan 2011 Amendment No.3
Heritage Listing of Menangle School of Arts Hall	Menangle	Amend Wollondilly Local Environmental Plan 2011 to identify the former Menangle School of Arts Community Hall and associated curtilage as a local Heritage item	Council	June 2012	August 2012	Wollondilly Local Environmental Plan 2011 Amendment No.3
Warradale Road	Silverdale	Part R2 Low Density Residential; Part IN2 Light Industrial and E2 Environmental Conservation uses	Site Plus Pty Ltd	June 2011	September 2011	Wollondilly Local Environmental Plan 2011 Amendment No.8
Tahmoor South Business Development Lands	Tahmoor	Business development including uses such as Bulky Goods Premises and Light Industries	Precise Planning	December 2013	March 2014	Wollondilly Local Environmental Plan 2011 Amendment No.9
Menangle Landscape Conservation Area	Menangle	Create Menangle Landscape Conservation Area around the existing Menangle Conservation Area	Council	February 2011	16 May 2014	Wollondilly Local Environmental Plan 2011 Amendment No.5
Thirlmere Way	Tahmoor	Rezone RU4 Primary Production Small Holdings to R2 Low Density Residential	EG Property Group	May 2014	4 July 2014	Wollondilly Local Environmental Plan 2011 Amendment No.11
Menangle Street	Picton	Rezone from RU2 Rural Landscape to R2 Low Density Residential	Pascoe Planning Solutions	December 2013	1 Aug 2014	Wollondilly Local Environmental Plan 2011 Amendment No.10
Silverdale & St Heliers Roads	Silverdale	Rezone from RU2 Rural Landscape to R2 Low Density Residential and E2 Environmental Conservation	NIX Management	March 2014	5 Dec 2014	Wollondilly Local Environmental Plan 2011 Amendment No.13



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Land Between Tahmoor & Thirlmere (PTTAG)	Tahmoor / Thirlmere	Rezoning of land around Picton, Thirlmere and Tahmoor	Rein Warry & Co	21 July 2014	19 June 2015	Wollondilly Local Environmental Plan 2011 Amendment No.12
Heritage Items for PTTAG	Tahmoor / Thirlmere	Addition of heritage items	Rein Warry & Co	21 July 2014	4 September 2015	Wollondilly Local Environmental Plan 2011 Amendment No.15
Stargard Crescent	Picton	Proposal to change the zone to large lot residential with a 4000m <sup>2</sup> lot size in keeping with adjoining land	J & R Corbett	13 October 2014	2 October 2015	Wollondilly Local Environmental Plan 2011 Amendment No.14
Montpelier Drive Residential Land	The Oaks	Proposal to allow housing on 975m <sup>2</sup> lots and maintain the rural character and water quality	Pascoe Planning Solutions	15 June 2015	6 November 2015	Wollondilly Local Environmental Plan 2011 Amendment No.18
South Tahmoor & East Tahmoor Revised Precincts	Tahmoor	Revision of current boundaries within the South and East Tahmoor precincts to incorporate additional lands for rezoning to allow low density residential development	Council	20 July 2015	27 November 2015	Wollondilly Local Environmental Plan 2011 Amendment No.16
Land Adjoining Oakdale Public School	Oakdale	Rezone land to R2 Low Density Residential, E4 Environmental Living and B1 Neighbourhood Centre, and amend Minimum Lot Size and Natural Resources maps	Site Plus Pty Ltd	21 Sept 2015	11 March 2016	Wollondilly Local Environmental Plan 2011 Amendment No.19
Star Street Former Road Reserve	Picton	Proposal to allow road reserves to be used for housing in association with adjoining land	Planning Ingenuity	21 December 2015	18 March 2016	Wollondilly Local Environmental Plan 2011 Amendment No.20
Original Holdings Housekeeping Amendment	Razorback / Menangle	Correct error in original holdings Map which omitted some original holdings	Council	15 February 2016	27 May 2016	Wollondilly Local Environmental Plan 2011 Amendment No.21
Queen Victoria Memorial Home	Picton	Proposal to allow seniors housing in addition to the current aged care facilities	TSA Management	15 February 2016	19 August 2016	Wollondilly Local Environmental Plan 2011 Amendment No.22
Bronzewing Street Car Parking	Tahmoor	Proposal to enable additional permitted use for car parking at No.7 Bronzewing Street Tahmoor	Tahmoor Joint Venture Nominee Pty Ltd	19 December 2016	17 March 2017	Wollondilly Local Environmental Plan 2011 Amendment No.24

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Penny Lane Acquisition Release	Thirlmere	An LEP amendment to remove parcels of land from the Council's Land Reservation Acquisition layer	Council	June 2015	7 April 2017	Wollondilly Local Environmental Plan 2011 Amendment No.23
Bronzewing Street Planning Proposal	Tahmoor	Proposal for R2 Low Density Zone and 700 sqm minimum lots.	Haskew Planning	19 December 2016	July 2017	Wollondilly Local Environmental Plan 2011 Amendment No. 25
Bulli – Appin Road	Appin	Rezone approximately 2.9 hectares of rural zoned land to enable low density residential development	Michael Brown Planning Strategies	15 May 2017	13 October 2017	Wollondilly Local Environmental Plan 2011 Amendment No. 26
Boundary Adjustment and Minimum Lot Size for Community Title Schemes	Shire Wide	Introduce provisions to allow boundary adjustments between adjoining lots where they are smaller than the minimum lot size. Introduce a minimum lot size for community title subdivisions	Council	16 October 2017	2 March 2018	Wollondilly Local Environmental Plan 2011 Amendment No. 27

## Refused Planning Proposals – Amendments to Wollondilly Local Environmental Plan 2011 – Detailed Information as of April 2018

Name of Planning Proposal	Location	Detail of Proposal	Applicant	Final Council Resolution	Amendment Made	LEP Amendment Number
Douglas Park Drive	Douglas Park	Rezone to R5 Large Lot Residential	Michael Brown Planning Strategies	Pre-Gateway review REFUSED 9 July 2014	N/A	N/A
Moreton Park Road	Menangle	Rezoning for the provision of employment lands in the vicinity of Moreton Park Road, Menangle	Elton Consulting	REFUSED by JRPP – 27 March 2014	N/A	N/A
Clearview	Picton	Proposal to allow housing on 450m <sup>2</sup> and 4000m <sup>2</sup> lots and to protect sensitive vegetation and the landscape character	Tesrol	REFUSED by Department of Planning & Environment – 4 May 2016	N/A	N/A
760 Montpelier Drive	The Oaks	Rezone the site to allow future subdivision for low density and large lot residential purposes	Pascoe Planning	REFUSED by Council – 18 July 2016	N/A	N/A
Coull Street	Picton	Seeks to rezone 2.1 hectares of industrial zoned land for medium density development involving approximately 20-30 units and land for private recreation purposes	Corbett Constructions P/L	REFUSED by Department of Planning & Environment – 4 July 2016	N/A	N/A
Clearview No.2	Picton	Same as original Clearview. Proposal to allow housing on 450m <sup>2</sup> and 4000m <sup>2</sup> lots and to protect sensitive vegetation and the landscape character	Tesrol	REFUSED by SSW Planning Panel – 24 March 2017	N/A	N/A

## Withdrawn Planning Proposals – Detailed Information as of 23 April 2018

Name of Planning Proposal	Location	Detail of Proposal	Applicant	Final Council Resolution	Amendment Made	LEP Amendment Number
Maldon Bridge Road	Maldon	Rezone from RU2 Rural Landscape to part E4 Environmental Living, IN1 General Industrial, IN2 Light Industrial, E3 Environmental Management and part RE1 Public Recreation.	Pascoe Planning Solutions			WITHDRAWN by Applicant
West Tahmoor Lot Size Amendment	Tahmoor	To amend the minimum lot size map to reduce the minimum lot size of part of the site from 4000m <sup>2</sup> to 700m <sup>2</sup> and another part of the site from 2000m <sup>2</sup> to 700m <sup>2</sup>	Precise Planning			WITHDRAWN by Applicant
Cawdor	Cawdor	Rezone land for a new Cawdor urban village with a variety of housing options (4,000 new dwellings), a local neighbourhood centre and related uses	Milino Pty Ltd			WITHDRAWN by Landowner
Eltons & Taylors Road	Silverdale	Rezone land from RU2 Rural Landscape to R5 Large Lot Residential, R2 Low Density Residential and E2 Environmental Conservation	Planning Ingenuity			WITHDRAWN by Applicant