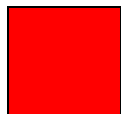


Wollondilly Shire Council

Current Status of Planning Proposals & Projects – Detailed Information as of 24 March 2020

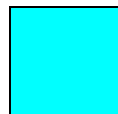
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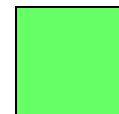
Preliminary Assessment



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 Issued	Has Public Exhibition been held	Update comments
Macquariedale Road	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 220 dwellings	Walker Corporation Pty Limited	August 2011	October 2011	Yes	Refused by Council. Request made to DPE on 26 Feb, 2019 to undertake necessary steps not to rezone the land.
North Silverdale Commercial, Industrial & Residential Lands	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	Awaiting gazettal
Land Adjoining Bargo Sportsground	Bargo	Rezone the subject site to allow for future subdivision for large lot residential purposes	Precise Planning	July 2012	February 2013	Yes	Waiting on proponent to address issues raised from OEH during the public exhibition. Waiting on resolution of mining issues in Bargo.
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	Yes	Resolving outstanding issues.

Name of Planning Proposal or Project	Location	Detail of Proposal	Applicant (Proponent)	First Council Resolution	Gateway Determination Issued	Has Public Exhibition been held	Update comments
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	Going to be considered at Council Meeting
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	Working on alternate approaches to Proposal in light of advice that the area has limited sewer capacity.
Stonequarry Commercial	Picton	Proposal to allow for housing and a shopping centre	SLR	February 2013	13 August 2013	No	Report to Local Planning Panel on 26/03/2020 for advice.
Stilton Lane	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	Cardno	November 2016	May 2018	No	Report to Local Planning Panel on 26/03/2020 for advice.
Noongah and Gwynn Hughes Streets	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	Refused by Council. Altered Gateway requested.

Name of Planning Proposal or Project	Location	Detail of Proposal	Applicant (Proponent)	First Council Resolution	Gateway Determination Issued	Has Public Exhibition been held	Update comments
Burraborang & Steveys Forest Roads	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	Michael Brown Planning Strategies Pty Ltd	Sept 2013	Feb 2014	No	Sydney Water servicing issues yet to be resolved.
Government Road	Bargo	Rezone the subject site to permit future subdivision for environmental living purposes	Precise Planning	Deferral December 2012	Nov 2014	No	Awaiting Gateway Alteration and extension. With DPE for assessment.
Great Southern Road	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	With DPE for finalisation. DCP controls for this site to be completed.
Cross Street	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	Yes	Proposal supported for finalisation by Council subject to satisfactory infrastructure arrangements. Final LEP data and mapping being prepared.
Land Adjacent Mushroom Tunnel	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	Sydney Water have advised no servicing capacity. Applicant requested to withdraw proposal
Tourism related Housekeeping	Shire Wide	An LEP amendment to encourage tourism by allowing eco-tourist facilities and reviewing other tourism related matters	Council			No	Project plan being developed.
West Parade	Buxton	Seeks to rezone 1.6 hectares of rural zoned land for large lot residential development and the environmental protection of sensitive land	Joanne Tapp Town Planning	Feb 2016	9 Aug 2016	Yes	Proponent requested to address concerns raised by OEH and RFS during exhibition of the proposal.
The Oaks North, Silverdale Road	The Oaks	Seek to rezone approx. 7ha of rural zoned land for low density residential development	Coprad	18 July 2016	8 Dec 2016	No	Waiting for response from Sydney Water.

Name of Planning Proposal or Project	Location	Detail of Proposal	Applicant (Proponent)	First Council Resolution	Gateway Determination Issued	Has Public Exhibition been held	Update comments
Heritage Housekeeping Amendment Corrections to Schedule 5	Shire Wide	To correct inaccuracies in Schedule 5 and associated Heritage Maps of the Wollondilly LEP	Council	Oct 2018		No	Awaiting Gateway determination. Request sent February 2020
West Tahmoor Lot Size Amendments No.2	Tahmoor	Amend minimum lot size map on part of West Tahmoor precinct	Precise Planning	20 Feb 2017	7 July 2017	No	Planning Proposal is with DPIE awaiting confirmation to commence Public Exhibition
Darley Street	Thirlmere	Proposal to allow for low density residential development of approx. 340 dwellings	Precise Planning	20 March 2017	17 July 2017	No	Specialist Studies underway
Barkers Lodge Road Tourism	Picton	Proposal to allow tourist development and large lot housing for 20-30 dwellings	Precise Planning			No	Awaiting a written reply from DPE on Proposal. Report being prepared to Local Planning Panel.
Brooks Point Road Amendment 2	Appin	Amend land use zone from RU2 Rural Landscape to commercial residential and environmental, with a range of lot sizes	JM Daley & Associates Pty Ltd			No	Preparing report to Council
Minimum Lot Size for Dual Occupancies in R2 & R3 Zones	All R2 & R3 Zones	Planning Proposal to introduce a minimum lot size for the construction of a dual occupancy on R2 & R3 zoned land	Council initiated	18 June 2018	17 Sep 2018	Yes	Sent to Department for finalisation
2 Jarvisfield Road (Seniors Living)	Picton	Amend LEP 2011 to include an additional permitted use and reduce the minimum lot size to enable construction of 62 seniors living dwellings	Michael Brown Planning Strategies			No	Assessing proposal following preliminary consultation period
Wollondilly Anglican College	Bargo	To amend the land zoning from RU1 to SP2 (Educational Establishment)	The Anglican Schools Corporation	19 August 2019		No	Request for Gateway sent.

Name of Planning Proposal or Project	Location	Detail of Proposal	Applicant (Proponent)	First Council Resolution	Gateway Determination Issued	Has Public Exhibition been held	Update comments
85 Bridge Street Picton	Picton	To amend the land zoning to IN2 Light Industrial and introduce a minimum lot size of 600m2 across the whole site to enable industrial/business units.	Urbanco			No	Proposal returned to proponent.
20 Tylers Rd	Bargo	To amend the land zoning to R5 Large Lot Residential to part of the site and introduce a minimum lot size of 4000m ² and a height of building of 9m. Introduce a minimum lot size of 5ha to remaining E2 Environmental Conservation zoned part of the site. For the purpose of enabling residential subdivision and environmental conservation.	L & R Projects Pty Ltd			No	Preliminary Consultation 18.03.2020 - 15.04.2020

Completed Planning Proposals - Amendments to Wollondilly Local Environmental Plan 2011

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

Name of Planning Proposal	Location	Detail of Proposal	Applicant	Final Council Resolution	Amendment Made	LEP Amendment Number
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

Name of Planning Proposal	Location	Detail of Proposal	Applicant	Final Council Resolution	Amendment Made	LEP Amendment Number
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 ² 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 ² 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

Name of Planning Proposal	Location	Detail of Proposal	Applicant	Final Council Resolution	Amendment Made	LEP Amendment Number
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
Dual Occupancy in Rural and Environmental Zones Housekeeping	Shire Wide	Re-introduce dual occupancy (attached) in rural zones. Clarification of the provision of essential services for developments involving more than 1 dwelling on unsewered land.	Council	Feb 2015	16 October 2017	Wollondilly Local Environmental Plan 2011 Amendment No. 29
Heritage Map Series Reprojection Housekeeping Amendments	Shire Wide	Amendment to align Heritage map grids with all other WLEP 2011 map series grids	Council	21 Sept, 2015	10 August, 2018	Wollondilly Local Environmental Plan 2011 Amendment No. 31
Station Street - Menangle	Menangle	Amend part of the site to R2, B1 and RE to enable the development of the site for up to 350 residential lots.	Mirvac Homes	N/A	21 December, 2018	Wollondilly Local Environmental Plan Amendment No. 28
Abbotsford Road	Picton	Proposal to rezone part of the site to E4 Environmental Living to enable approximately 40 lots and include items on the site on the local heritage list.	Rein Warry & Co.	18 June, 2018	21 December, 2018	Wollondilly Local Environmental Plan Amendment No. 32
2471 Silverdale Road	Wallacia	Proposal to rezone site from SP2 Water Supply System to a split zoning of E2 Environmental Conservation and E3 Environmental Management.	Cityscape Planning+Projects	20 May 2019	29 November 2019	Wollondilly Local Environmental Plan Amendment No. 37

Refused Planning Proposals – Amendments to Wollondilly Local Environmental Plan 2011

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 ² and 4000m ² 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 ² and 4000m ² lots and to protect sensitive vegetation and the landscape character	Tesrol	REFUSED by SSW Planning Panel – 24 March 2017	N/A	N/A
Eltondale	Silverdale	Rezoning of land for Residential Commercial, Industrial, Schools, Open Space & Recreation, and Environmental lots	Martens & Associates	REFUSED by Council -15 October 2018	N/A	N/A

Name of Planning Proposal	Location	Detail of Proposal	Applicant	Final Council Resolution	Amendment Made	LEP Amendment Number
West Tahmoor Minimum Lot Size Amendment No.3	Tahmoor	Proposal to reduce the minimum lot size on the site from 2000m ² and 450m ²	Precise Planning	REFUSED by Council – 15 October 2018	N/A	N/A
65-95 Ironbark Road	Bargo	Seeks to rezone approximately 8.8 hectares of rural zoned land to enable for low density residential development	Precise Planning	REFUSED by Council – 18 February 2019	N/A	N/A
West Thirlmere	Thirlmere	Rezoning of land zoned RU1 and RU4 to allow residential, rural residential and commercial development	Rein Warry & Co	REFUSED by Council – 18 February 2019	N/A	N/A
Tahmoor Town Centre	Tahmoor	Seeks to increase the maximum building height on the site from 11 to 30 metres	Rein Warry & Co	REFUSED by Council – 18 February 2019	N/A	N/A
Argyle Street Business Development Lands	Picton	Rezone land in Argyle Street from RU2 (Rural Landscape) and IN 2 (Light Industrial) to B5 (Business Development)	Precise Planning	SUPPORT WITHDRAWN by Council – 15 July 2019	N/A	N/A

Withdrawn Planning Proposals

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 ² to 700m ² and another part of the site from 2000m ² to 700m ²	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
Brooks Point Road	Appin	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			WITHDRAWN by Applicant
Appin Vale	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 Corp			WITHDRAWN by Applicant

North Appin	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	MSP Property Consultants	WITHDRAWN by Applicant
Brooks Point (West Appin)	Appin	Amend the LEP in several different ways in order to enable the subdivision of land for 3,500 dwellings.	Mir Group	WITHDRAWN by Applicant
11 Westminster Place	Razorback	Proposed amendment to LEP 2011 to enable a 5 lot subdivision on the site	Precise Planning	WITHDRAWN by Applicant