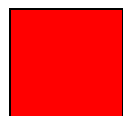


Wollondilly Shire Council

Current Status of Planning Proposals & Projects – Detailed Information as of 5 November 2018

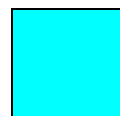
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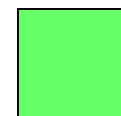
Preliminary Assessment



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 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 280 dwellings	Walker Corporation Pty Limited	August 2011	October 2011	Yes	Report to be considered at November 2018 Council meeting which considers the Draft VPA, Biocertification application and planning proposal
Abbotsford	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	Proposal with Department of Planning & Environment for finalisation
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	A decision on the proposed Gateway Alteration was received on 14 June, 2018. Outstanding issues to be resolved include dedication of land (including public open space) to Council, rural land use conflict issues with adjoining poultry farm and traffic study deficiencies. Council is currently considering a Letter of Offer from the Proponent regarding the dedication of land for a park.

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
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	Currently on Exhibition	Reviewing Agency submissions received from Public Exhibition
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	DPE finalising proposal. VPA issues to be resolved. DCP being finalised
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	Exhibition commenced 12 Sept 2018	Report to November Council meeting. Traffic issues to be resolved
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	Waiting on proponent to provide full Aboriginal Cultural Heritage Assessment. Sewer capacity issues are to be resolved prior to public exhibition of the proposal.
Stonequarry Commercial	Picton	Proposal to allow for housing and a shopping centre	Michael Brown Planning Strategies	February 2013	13 August 2013	No	Updated advice from OEH has been received regarding flooding matters on the site and is currently under review from Council. Assessment of flood risk from the proposal is being undertaken by Council.

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
Stilton Farm and Village	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	Gateway Determination received. Specialist Studies to be prepared
Argyle Street Business Development Lands	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
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	Reported to November Council meeting
Burratorang & 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	SMEC	Sept 2013	Feb 2014	No	Currently resolving Aboriginal Heritage issues
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
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	No	Council resolved at July 2018 meeting to seek amendments to proposal and obtain further information from proponent regarding infrastructure

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
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 Corporation			No	On hold pending outcome of the Greater Macarthur Land Release Investigation.
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	Mott MacDonald			No	On hold pending outcome of the Greater Macarthur Land Release Investigation.
Brooks Point (West Appin)	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.
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	Working with Proponent to address issues
Tourism related Housekeeping	Shire Wide	An LEP amendment to encourage tourism by allowing eco-tourist facilities and reviewing other tourism related matters	Council			No	Draft being prepared
West Parade	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	Being prepared for Public Exhibition

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
The Oaks North, Silverdale Road	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	Preparation of Specialist Studies
Heritage Housekeeping Amendment Corrections to Schedule 5	Shire Wide	To correct inaccuracies in Schedule 5 and associated Heritage Maps of the Wollondilly LEP	Council				Report to go to Council
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		Preparation of a Gateway alteration request
Darley Street	Thirlmere	Proposal to allow for low density residential development of approx. 340 dwellings	Precise Planning	20 March 2017			Specialist Studies underway
Barkers Lodge Road Tourism	Picton	Proposal to allow tourist development and large lot housing for 20-30 dwellings	Precise Planning				Considered by Council at its October, 2018 Council Meeting. Resolved that a further report come to Council with further detail on a number of matters including appropriate minimum lot sizes for the non-tourist part and strata subdivision and also to seek further advice from GSC regarding several matters.
2471 Silverdale Road	Silverdale	Amend the land use zoning from SP2 Infrastructure zone to RU2 Rural Landscape	Cityscape Planning	19 June 2017	25 Oct 2017		Preparing post-exhibition report to Council
West Thirlmere	Thirlmere	Rezoning of land zoned RU1 and RU4 to allow residential, rural residential and commercial development	Rein Warry & Co				Preparing report to LPP and then Council

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
11 Westminster Place	Razorback	Proposed amendment to LEP 2011 to enable a 5 lot subdivision on the site	Precise Planning				Waiting Gateway Determination. Currently preparing response to DPE in relation to aspects of the Planning Proposal that require further clarification.
65-95 Ironbark Road	Bargo	Seek to rezone approximately 8.8 hectares of rural zoned land to enable for low density residential development	Precise Planning				Preparing Report to LPP and then Council
Tahmoor Town Centre Height Limit	Tahmoor	Seeks to increase the sites maximum building height from 11 to 30 metres	Rein Warry & Co				Preparing Report to LPP and then 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			Preparing for exhibition
Brooks Point Road	Appin	Amend land use zone from RU2 Rural Landscape to commercial residential and environmental, with a range of lot sizes	Michael Brown Planning Strategies				Under assessment

Completed Planning Proposals – Amendments to Wollondilly Local Environmental Plan 2011 – Detailed Information as of 5 November 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

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

Refused Planning Proposals – Amendments to Wollondilly Local Environmental Plan 2011 – Detailed Information as of November 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 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

Withdrawn Planning Proposals – Detailed Information as of 5 November 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 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