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INTRODUCTION

Location: Extension of Tahmoor Town Centre - Multiple Properties (16)

comprising the entire block bounded by Thirlmere Way, York Street,

Larkin Street and George Street, Tahmoor.

Proposal: Planning Proposal for Increased Maximum Building Height Limit

(current limit is 11m – Category "L" under WLEP2011).

Owner: Baldek Pty Ltd

Zone: The subject land is contained within the B2 Local Centre zone

pursuant to Wollondilly LEP 2011.

This Planning Proposal ('PP') is for the purpose of increasing the maximum building height limit applicable under Wollondilly Local Environmental Plan 2011 (WLEP2011) to a site comprising the land bounded by Thirlmere Way, York Street, Larkin Street and George Street (the 'subject site') in Tahmoor within Wollondilly Shire. This is the location of the already approved expansion of Tahmoor Town Centre shopping complex, 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.

This PP has been 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 2011, Wollondilly Community Strategic Plan 2033, Sustainable Wollondilly Plan, Wollondilly Shire Council Economic Development Strategy 2015 and other associated documents.*

This PP has been prepared in accordance with relevant NSW Department of Planning and Infrastructure documents 'A Guide to Preparing Planning Proposals' and 'A Guide to Preparing Local Environmental Plans', and is considered to address all required components of a PP. This PP is submitted with the anticipation that its success will have a beneficial effect upon the nominated location, Tahmoor Township and the Shire generally. The following sections of this report will identify the site and key proposal details, state the aims and objectives of the proposal, explain its provisions, provide a justification for the objectives and outcomes of this proposal, provide information relating to mapping and details of the land in focus, as well as for the required community consultation to be undertaken and the projected timeline of the plan making process.

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 vision of "Rural Living" for the current and future character of the Wollondilly.

This report should be read in conjunction with the following documents submitted with the DA:

• Plans of the Proposed Planning Proposal prepared by Algorry Zappa & Associates Pty Ltd (Project ref.no.1623-15 – Project#P1773 – in 7 Sheets – dated October 2015).

THE SITE



Figure 1: Aerial Image of the PP site bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor (boundary highlighted in red). Taken from Six Viewer online 2017 – edited by VWarry.

The site subject of this PP comprises a total of sixteen (16) allotments bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor. Details of the properties involved are provided as follows:

Lot/DP	ADDRESS
81/8982	18 Thirlmere Way
80/659107	16 Thirlmere Way
79/654925	14 Thirlmere Way
78/654824	55A York Street
77/8987	55 York Street
76/8982	57 York Street
75/8982	59 York Street
74/8982	61 York Street
73/8982	63 York Street
88/8982	11 Larkin Street
87/8982	13 Larkin Street
86/8982	38 George Street

Lot/DP	ADDRESS
85/8982	36 George Street
84/8982	34 George Street
83/8982	32 George Street
82/8982	30 George Street

The site comprises a total area of approximately 1.55ha. The majority of included allotments contain existing dwellings with the exception of No.56 York Street, No.36 Larkin Street and No.38 Larkin Street. The site includes some scattered trees and minor landscaped vegetation across the included allotments. The land is relatively flat with <5% slope and very little variation in topography.

It is noted that despite No.36 Larkin Street currently being a vacant allotment, it is also the location of Local Heritage Item No.I228 ("House" – Local Significance) listed in the heritage register under Schedule 5 of WLEP2011. The PP site as a whole is also located partly adjacent to Local Heritage Item No.I229 ("Tahmoor Railway Station Group" – State Significance) also listed in the heritage register under Schedule 5 of WLEP2011, which comprises Tahmoor Railway Station.

Existing land uses which surround the subject PP site generally are detailed as follows:

DIRECTION	LAND USE
Opposite to North	Low-Density Residential Development
Opposite to East	Tahmoor Town Centre Shopping Complex
Opposite to South	Emmett Park (Recreational Facility)
Opposite to West	Tahmoor Railway Station/ Main Southern Railway Line

The entire site itself, along with the Tahmoor Town Centre site (Lot 304 DP1057579), was the subject of previous Development Application ('DA') No.010.2009.00000765. 001 which was granted development consent by Wollondilly Shire Council on 20th October 2011. This DA related to the demolition of existing structures, tree removal and an extension to the existing commercial centre (being Tahmoor Town Centre) to create a general store. As such, all existing improvements and vegetation at the site are already approved for removal, with the site already destined to become part of the Tahmoor Town Centre shopping complex in the future. This includes the removal of No.36 Larkin Street (Local Heritage Item No.1228), with necessary heritage impact considerations already undertaken and approved as part of the abovementioned DA over the site.

The subject site is located at the commercial centre of Tahmoor, and is within walking distance of local transport (rail and bus), medical, commercial, recreational, religious, education, sporting, social and community infrastructure, services and facilities.

The site is also located at a key junction point in the local road network (intersection of Thirlmere Way and Remembrance Driveway) which facilitates linkage to essentially all corners of the Shire, with a relatively central position in relation to the other main local centres of the Shire of Picton, Bargo and Thirlmere (this being with exception of Wilton).

The site does not contain any significant environmental values or qualities.

It is not affected by bushfire hazard.

It is located within Bargo Mine Subsidence District.



Figure 2: Enhanced aerial Image of the PP site bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor (boundary highlighted in red). Taken from Six Viewer online 2017 – edited by VWarry.



Figure 3: Hybrid aerial/topographic image of the PP site bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor (boundary highlighted in red). Taken from Six Viewer online 2017 – edited by VWarry.



Figure 4: Enhanced topographic image of the PP site bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor (boundary highlighted in red). Taken from Six Viewer online 2017 – edited by VWarry.

THE PROPOSAL

The growing population of the Wollondilly Shire is an issue of increasing importance, and one that has the potential to have a great impact on the area in the future. These impacts can be positive or negative, depending on how this growth is managed, and on how the area can facilitate and accommodate this growth. The Shire has a recognised need for a more housing, with increased diversity required in the type of housing available as well as a wider range of more affordable housing options – which are all important combining factors when seeking to accommodate a more diverse range of households within the Shire going into the future.

The provision of more diverse and affordable housing in appropriate locations with access to local transport, commercial, social and community services and facilities, which encourage greater community involvement and participation, with more active and healthy residents and where accessibility and liveability of local centres are promoted and encouraged are all matters of growing significance which must be considered in the future planning of development to take place within the Shire.

This PP seeks to increase building height and so development density at the subject site as will be detailed in this PP. 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 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 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.

This PP will promote a form of "shoptop" apartment style housing to take place at the subject site in a manner which seeks to modernise the subject site whilst not adversely transforming the character of the area. This PP will seek a maximum building height of 30m at the subject site, in order to facilitate grounds for a future multi-level residential unit development to take place upon the already approved horizontal expansion of Tahmoor Town Centre.

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 – as will be further discussed in this PP. This PP does not ignore and takes into account the sensitivities and concerns held within the Shire community regarding loss of rural identity and the need to promote the "Rural Living" vision for the area, and is considered to be consistent with and supportive of this vision.

It is considered that 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 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. This location will in turn support a successful future development which promotes economic benefits, increased liveability and access for local residents and helps to grow the existing centre of Tahmoor in a controlled manner into the future which does not involve additional environmental impact or release of land for residential purposes.

PART 1: Statement of Objectives and Intended Outcomes

The key objective of this PP is to amend WLEP2011 to allow for an increase in the maximum building height limit currently applicable to the subject site, being the land bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor. This would be to facilitate a future vertical extension to the already approved expansion of Tahmoor Town Centre under No.010.2009.00000765.001, to allow for medium density residential development in the form of "shoptop" apartment style housing. Plans prepared by Algorry Zappa & Associates Pty Ltd (Project ref.no.1623-15 – Project#P1773 – in 7 Sheets – dated October 2015) which accompany this PP provide location and surrounding development details, as well as initial concept development design details. The maximum building height sought would be an increase from the current limit of eleven (11) metres to a maximum of thirty (30) metres only for the subject site – equating to a six (6) floor building height. Examples of already existing development of a similar nature within NSW are provided at Annexure A.

PART 2: Explanation of Provisions

To achieve the objectives of this PP, the following amendments to the Wollondilly Local Environmental Plan (LEP) 2011 are proposed:

1. Amend the current Wollondilly LEP 2011 *Height of Buildings* Map No.8H (see Figure 5) in accordance with the proposed building height map (see Figure 6) which indicates a proposed maximum permissible building height of 30 metres for land contained only within the identified subject site.

The proposed outcome will be achieved by including a new local provision within the relevant Section (4.3) of WLEP2011 that:

- 1) Confirms the objectives of the clause, which is to manage and minimize impact of new development and ensure compatibility of design;
- 2) Confirms that the clause only applies to the site nominated in this PP;
- 3) Creates a new Maximum Building Height Limit Category allowing for a 30m building height limit for land only contained within the subject site;
- 4) Includes heads of consideration for:
 - Encouraging the appropriate and controlled future development of the nominated site whilst acknowledging the need for future growth of Tahmoor and Wollondilly Shire generally;
 - Encouraging appropriate design, scale and compatibility of the future development with the existing character and amenity of Tahmoor;

 Avoiding the overdevelopment of the site and ensuring an appropriate future development density of the subject site;

Minimising and mitigating potential impacts.

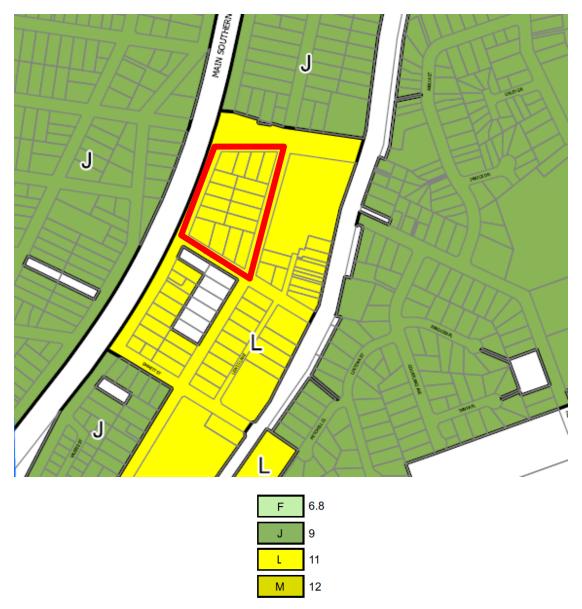


Figure 5: Excerpt from Maximum Building Height Mapping (No.8H) under WLEP2011 showing the current building height limit (Category 'L' – 11m) applying to the subject site (boundary highlighted red). Edited by VWarry.



Figure 6: Proposed Maximum Building Height Mapping (affecting Map No.8H) to be included under WLEP2011 showing the proposed new maximum building height limit of 30 metres applying to the subject site (boundary and site highlighted purple). This proposed increase in maximum building height will only affect the highlighted area, with all surrounding current maximum building heights to be maintained as per current conditions and standards. Edited by VWarry.

PART 3: Justification

SECTION A – Need for the Planning Proposal

1) Is the Planning Proposal the result of any strategic study or report?

<u>Comment:</u> This proposal is not the result of a specific strategic study or report endorsed by either the NSW Department of Planning and Environment and/or Wollondilly Council.

2) <u>Is the Planning Proposal the best means of achieving the objectives</u> or intended outcomes, or is there a better way?

<u>Comment:</u> It is considered that the PP is the most appropriate means available to facilitate an increased building height limit to 30 metres for future development at the subject site.

The site currently has a specific applicable maximum building height limit of 11m under the provisions of WLEP2011. Therefore a planning proposal is required to achieve the intended outcome of amending this applicable building height under WLEP2011 for the subject site only.

SECTION B - Relationship to strategic planning framework

3) <u>Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy</u> (including any draft plans or strategies)?

The applicable regional and sub-regional plans and strategies (including draft plans and strategies) to this PP and Wollondilly Shire generally comprise:

- "A Plan for Growing Sydney"
- "DRAFT Western City District Plan"
- "DRAFT Greater Sydney Region Plan"

Planning strategies in these documents acknowledge the need for additional housing in appropriate locations, building upon existing centres where possible, improving accessibility and livability, encouraging more diversity and affordability in housing supply, whilst also seeking the protection of rural and environmental values. It is considered that this PP is generally consistent with these principles and strategies, depending on the outcomes of the specialist studies.

These applicable plans and strategies are detailed further below.

"A Plan for Growing Sydney"

This NSW Department of Planning and Infrastructure document comprises the State governments plan for the future of Sydney Metropolitan Area over the next 20 years, with a significant focus on the provision of additional housing. Wollondilly Shire is identified within this document as being located in the *South West Subregion*, and particularly within *Macarthur South Investigation Area* at the time the document was produced (2014).

This PP is consistent with and does not conflict with any of the relevant key goals or directions included within *A Plan for Growing Sydney*. Of particular relevance to the subject PP are the following:

GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles

Direction 2.1: Accelerate housing supply across Sydney

Direction 2.3: Improve housing choice to suit different needs and lifestyles

Key points of interest and consideration identified under these directions which are deemed relevant and supported by the subject PP are as follows:

- Providing additional housing stock with increased diversity to support a growing population and to reduce pressure on rising house prices;
- There is need to address the identified current gap between housing production and housing demand;
- Demographic projections (at the time document was produced) indicate an additional 664,000 new dwellings will be required in Sydney over the next 20 years, with the State government having a goal of providing this by 2031;
- There is an increasing need to provide additional, more affordable housing options to cater for a greater diversity in households, with a significant increase in for smaller households (ie. fewer occupants);
- There is a growing demand in the diversity of housing size available, with particular rises in the demand for medium-density smaller housing types (such as apartments);
- Providing additional housing in and around existing centres that are close to jobs and which are serviced by public transport services that are frequent and capable of moving large numbers of people;
- NSW has an ageing population, with many elderly people likely seeking to downsize their homes in future. Many of these people will prefer to remain in their historic communities, with 50% of people looking to purchase a new house staying within their current Local Government Area. Providing smaller, more affordable housing with high accessibility better facilitates and promotes this outcome. Housing choice is increasingly about 'universal housing' that allows people to stay in their home as they age.. In many cases older people can avoid moving into retirement style villages if they have ready easy access to all daily living facilities.

GOAL 3: A great place to live with communities that are strong, healthy and well connected

Direction 3.1: Revitalise existing suburbs

Direction 3.3: Create healthy built environments

Key points of interest and consideration identified under these directions which are deemed relevant to this PP, and which are both supportive of and supported by this PP are detailed as follows:

- Research has found that focusing new housing within suburbs/centre brings real benefits to communities and makes good social and economic sense;
- Focusing housing within suburbs/centres lowers infrastructure costs, reduces
 the time people spend commuting to work or travelling between places, gives
 people 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 reduce the impact of development on the environment and protect productive rural land at the urban fringe;
- It also improves residents' access to jobs, services and recreation and this will enhance the liveability;
- 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;
- Less driving means less traffic, less pollution and people are encouraged to walk as their form of transport;
- The built environment can encourage healthy communities by creating mixeduse centres that provide a convenient focus for daily activities;
- The built environment, including buildings, streets, infrastructure and open spaces, has an important bearing on health and wellbeing. Research has identified three key built environment 'domains' that support human health:
 - 1. The built environment can support physical activity;
 - 2. The built environment can connect and strengthen community by providing clean, safe and attractive locations, integrating residential development with local centres and encouraging social interaction:
 - 3. The built environment can provide equitable access to healthy food. This is of particular relevance to the subject PP given it is located in direct access to fresh food outlets. This point is also of relevance given that this PP will also help to reduce pressure to development peri-urban agriculrual lands which are otherwise a source of healthy food production.

GOAL 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

Direction 4.1: Protect our natural environment and biodiversity

It is considered that this PP is in general accordance with this direction given that this form of development focusing 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 11 m 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 large impact on the natural environment as it expands into semi rural areas. The vertical expansion avoids the sprawl.

"DRAFT Greater Sydney Region Plan"

The Draft *Greater Sydney Region Plan* sets out a vision, objectives, strategies and actions for a future metropolis of three cities across the Greater Sydney region. Wollondilly LGA is contained within the "Western Sydney District" with this Greater Sydney Region.

Under the key heading "Liveability", the following objectives are identified:

- Objective 7
 Communities are healthy, resilient and socially connected
- Objective 10
 Greater housing supply
- Objective 11

Housing is more diverse and affordable

This PP is consistent with and supports these above objectives for liveability.

The Draft *Greater Sydney Region Plan* notes that Sustained population growth over the coming decades will require a minimum of 36,250 new homes every year. Combined with changing demographics and housing affordability challenges, greater housing choice will be needed. This relates to a range of housing types, occupants and affordability together with rental accommodation for lower income households and social housing for the most vulnerable. It is further stated that the provision of additional housing should occur concurrently with the creation liveable neighbourhoods close to employment opportunities, necessary services and facilities, public transport, walking and cycling options for diverse, inclusive multi-generational and cohesive communities. There is a identified need for the delivery of safe, inclusive and walkable mixed use areas that exhibit urban design excellence and are connected to social infrastructure and open spaces. The PP is again considered to be consistent with and supportive of these above identified keys factors.

In addition to projections included in *A Plan for Growing Sydney* detailed above, updated projections in the draft Greater *Sydney Region Plan* state that the NSW Government has identified demand for 725,000 homes to meet growth over the next

20 years. The "Western Sydney District", in which Wollondilly LGA is contained, has a housing target of an additional 39,850 dwellings by 2021, and 184,500 additional dwellings by 2036. This PP will again contribute to meeting this target without the requirement of the release of additional rural or otherwise valued land for urban residential purposes.

"DRAFT Western City District Plan"

The Draft South West District Plan (Draft SWDP) was prepared by the Greater Sydney Commission and was released in late 2016. The South West District comprises the local government areas of Wollondilly, Camden, Campbelltown, Fairfield and Liverpool. The Draft SWDP is intended to be an overarching State Government led strategic plan for the District.

The Draft SWDP also includes particular focus upon "Liveability". Key Planning Priorities identified under this plan which have particular relevance to the subject PP are as follows:

Planning Priority W5

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

Planning Priority W6

Creating and renewing great places and local centres, and respecting the District's heritage

This PP is considered to be both consistent with and supportive of these above Planning Priorities.

The Draft SWDP identifies Wollondilly LGA as having a housing supply target between 2016-2021 of 1,550 additional dwellings to contribute to the Western City District total target of 39,350 additional dwellings by 2021 (as identified in the draft *Greater Sydney Region Plan*). This PP will again contribute to meeting this target without the requirement of the release of additional rural or otherwise valued land for urban residential purposes.

4) <u>Is the Planning Proposal consistent with a Council's local strategy</u> or other strategic plan?

♣ Wollondilly Growth Management Strategy (GMS) 2011

The proposed development is seen as being of a beneficial nature to both the community and Shire of Wollondilly. The site nominated for this proposal is considered to be highly-suitable for this form of residential development, and that this is the best use of this land resource. This PP does not seek to hinder the vision of "Rural Living" being pursued by the Shire and its community, and on the contrary is considered to be consistent with this vision by:

Providing an option for future residential development which does not require
the release of additional rural, rural residential land or otherwise valued land
land for urban purposes to accommodate a growing population;

- Providing a form of development which will more likely encourage community spirit and involvement with an increased population within the centre of Tahmoor Township and providing Tahmoor with a more distinct identity;
- Encouraging Tahmoor Town Centre and Township as the focal point of this local centre within the Shire;
- Seeking a more modern form of increased development density in an appropriate location within the existing local centre of Tahmoor whilst avoiding the overdevelopment or adverse change to the character of this location;
- Providing a form of development which will reduce reliance on vehicle use;
- Providing development with available access to necessary infrastructure services and facilities without requiring the additional extension of these services to more isolated locations in the Shire.

This PP recognizes and takes into consideration those aims and objectives stated in the Wollondilly GMS2011, and is consistent with the *key Policy Directions and Assessment Criteria* included. Those of particular relevance to this PP, and which are considered to be supported by this PP are as follows:

General Policies

P2 All land use proposals need to be compatible with the concept and vision of "Rural Living":

P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.).

Housing Policies

P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.

P7 A high growth or accelerated growth scenario is not being pursued. The extra dwellings needed for the Shire's growth therefore are not intended to accommodate the urban expansion of the Sydney Metropolitan Area*. (*It is acknowledged that Wollondilly will continue to accommodate migration from Sydney, however this is distinct from actually accommodating the spread of the Sydney urban footprint)

P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.

P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the "rural fringe")

P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.

Integrating Growth with Infrastructure

P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.

P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating on new housing in and around our existing population centres.

P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.

Wollondilly GMS 2011 also includes the following statements and findings which are considered both relevant and beneficial for the justification of this PP:

- There is a need for a greater number of smaller dwellings in locations with good access to daily conveniences;
- Housing needs to be available for first time households, smaller households and ageing households;
- 90% 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;
- Residential growth can occur in many different forms and each of these
 development types has their own attributes and locational requirements. Most
 different types of residential growth have potential in the Shire in the right
 circumstances so the challenge is to get the right mix in the right locations;
- Medium density housing 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;
 - o 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 and

minimising costs of upgrades and maintenance of infrastructure per dwelling;

- It helps to directly support town centre economies by encouraging opportunities for local spending:
- It can bring life and vibrancy to town centres by boosting population and mixing land uses;
- It improves the safety of town centres with casual surveillance and activity outside typical business hours;
- It creates "walkable" environments and so encourages less car dependent communities;
- It does not use up valuable rural and resource lands and has little impact on scenic/landscape values on the perimeter of towns and villages;
- It is less fraught with the politics of "land release".
- Medium density development sites should be within the footprint of existing towns and village residential areas;
- Sites should be within practical walking distance of existing neighbourhood/village/town centres;
- Sites should be located close to transport links including shared pathways, bus and train:
- Sites should be serviced by reticulated water and sewerage schemes.

Given this criteria, it is considered that this PP is consistent with and does not pose a conflict to the aims and objectives of the Wollondilly GMS 2011.

Wollondilly Community Strategic Plan 2033

The subject PP in no way looks to undermine or contradict the policies and objectives outlined in the Wollondilly Community Strategic Plan (CSP) 2033. Those aims and visions for the Wollondilly stated within the plan have been given due consideration in the design and planning process of this planning proposal, and this development in many ways addresses these aspirations of the Shire. An important component of CSP 2033, just as in the GMS 2011, is that of the Shire's vision for "Rural Living" and the desire for growth which maintains this vision. The CSP 2033 also notes a community desire for a network of sustainable, prosperous and resilient towns and villages, access to a greater range of local services and facilities, more local jobs and education, better transport options and safer roads. Improved social, physical and and mental health and wellbeing of Shire residents is further noted as an item of community importance and focus, along with access to healthy food and more affordable housing. It is again considered that this PP is consistent with and supportive of these community goals.

CSP 2033 further states the following which is considered supportive for the justification of this PP:

• Community expectations of local government for the delivery of infrastructure and services have increased while at the same time other levels of government have devolved various functions. The overall effect has been the need for Council to provide a greater range of services while endeavouring to meet higher standards. In relation to this, it is noted that development as proposed in this PP would likely result in significant Section 94 Contributions and ongoing contributions in the future which would be financially beneficial for the provision of local services and facilities by Council. It is also noted that the approved shopping centre expansion will full reconstruct the surrounding roads and provide a new roundabout at the intersection of Thirlmere Way and York Street at no cost to Council or the general community.

- Wilton New Town is proposed to increase the Shire's population by approximately 50,000 people over the next 20 - 30 years and will be the location for a vibrant new community. However, some limited additional growth is also necessary in and around existing towns and villages to boost local economies and encourage housing affordability and diversity. This will ensure the survival of local village businesses and shopping precincts.
- There will be a growing importance and need for diverse housing types and sizes to accommodate a changing community population into the future with evolving needs.

CPS 2033 notes that following community workshops held in November 2012, a revised definition of "Rural Living" was developed beyond that developed under GMS2011 which now comprises six (6) key characteristics:

- 1. Rural setting and character
- 2. Viable agriculture
- 3. Community lifestyle
- 4. Diverse environment
- 5. Heritage
- 6. Towns and villages

It is considered that this PP is still consistent with and supportive of this revised definition of "Rural Living", in so far as the PP relates to land in the most urban part of Tahmoor outside vision from the rural areas, it does not affect viable agriculture, it does not impact on the local Tahmoor community lifestyle, it does not affect biodiversity, has no additional impact on heritage and promotes the sustainability of the existing Tahmoor village.

Sustainable Wollondilly Plan

The subject PP is consistent with and does not hinder the aims and objectives of this plan, with particular reference to the identified nine visions for the Shire established through the undertaking of community consultation as part of the development of Wollondilly *Vision 2025*. These nine visions are as follows:

<u>Vision 1: A Wealth of Native Flora and Fauna;</u>

Comment/Response: This PP will not impact on Native Flora and Fauna.

Vision 2: Healthy Waterways

Comment/Response: The roof area of the vertical expansion will be the same as that of the approved horizontal shopping centre expansion, and therefore there would be no change in runoff from that which is already approved.

• <u>Vision 3: Protected Rural Character and Environmental Heritage;</u>

Comment/Response: This PP is located above the approved shopping centre and so has no impact on Rural Character. The Railway station is significant European heritage and has already been upgraded in a modern form with no requirement for additional upgrade.

Vision 4: Working Sustainable Farms;

Comment/Response: No impact.

Vision 5: Well Designed Towns and Villages;

Comment/Response: By providing a large number of residential units in the subject locality it will invigorate the station precinct and Emmett Park area. Neither of which are desirable localities after dark.

• Vision 6: Invigorated Main Streets:

Comment/Response: This form of development (shop top housing) will have flow on effects to the main street and will result in more people using local facilities in the centre of Tahmoor.

Vision 7: Green Space and Recreational Networks;

Comment/Response: This form of development will enhance the existing green spaces and recreational areas around the site by providing more users with higher expectations.

<u>Vision 8: Integrated Transport Network;</u>

Comment/Response: This site is within 50 metres of the Sydney Rail network station. It 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.

Vision 9: An Integrated Community.

Comment/Response: Tahmoor has been an area of traditional quarter acre allotments. These have been broken down with the introduction of dual occupancies. However, community expectations have matured and we now even see an explosion in "tiny houses". The change in maximum roof height to 30 metres will provide for an integrated community with a range of housing types, not just detached housing. The use of shoptop housing at a railway station over an approved shopping centre is the perfect development and will demonstrate that Wollondilly can achieve a totally contemporary development in a desired location.

Wollondilly Social Planning Strategy 2016

The Wollondilly Social Planning Strategy (SPS) was a partnership project of the Wollondilly Health Alliance and Wollondilly Shire, prepared by GHD Pty Ltd. It seeks to provide the framework to identify and assess social issues and opportunities, and to prioritise actions in response in order to deliver social and wellbeing outcomes within the Shire.

The SPS has been structured around five key themes. The themes include:

- 1. Fostering social inclusion and cohesion;
- 2. Facilitating accessibility and connectivity;
- 3. Providing diverse and affordable living;
- 4. Supporting education, lifelong learning and economic wellbeing;
- 5. Creating healthy, safe and secure communities.

The subject PP is consistent with and does not hinder the aims and objectives of this strategy, and is considered to strongly support these above key themes.

Wollondilly Shire Council Economic Development Strategy 2015

The purpose of the Economic Development Strategy is to understand the current economic structure and future trends and growth drivers so that a clear direction forward for the local economy can be established. The strategy notes that Wollondilly is set for considerable growth in the future as the population of the Sydney Metropolitan Region continues to expand at a great pace. The subject PP is consistent with and does not hinder the aims and objectives of this strategy, nor the identified economic development framework. Key points of interest with reference to this PP contained in the strategy are detailed as follows:

- Economic development is an essential part of local government and community development.
- Construction is the largest employment sector within the Shire which comprises 46% of total employment. Development proposed in this PP would make a significant temporary contribution to the local construction employment sector, which would have economic flow-on benefits for the surrounding area;
- Notes an annual population growth of the Shire of 1.7%;

Wollondilly Economic Advisory Group identified a number of strengths for the
local Wollondilly economy, with these strengths including "available and
affordable housing", "access to road and rail infrastructure", a "proactive
Council" and "diversity of lifestyle and housing options". It is considered that
this PP provides a unique and available opportunity to build on these
identified economic strengths, and for Council to take a proactive approach to
controlling and manageing the growth of the Shire into the future;

- There will be growing importance and emphasis on maximising the economic opportunities from future population growth. The subject PP is considered consistent with and supportive of this by providing increased residential accommodation with direct access to the local commercial centre of Tahmoor Township, and providing a significant contribution to the local consumer population base in a location central to the other main economic centres of the Shire:
- 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 again 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;
- The strategy identifies a goal of encouraging more that \$100 million per year in local investment until 2025, to which this PP will make a contribution.

5) <u>Is the Planning Proposal consistent with the applicable State</u> Environmental Planning Policies?

There are no existing or draft State Environmental Planning Policies (SEPP's) that prohibit or restrict the proposed development as outlined in this PP. The PP is consistent with the relevant SEPPs as detailed below:

SEPP	RELEVANCE	CONSISTENCY?
SEPP44 – Koala Habitat Protection	This SEPP applies to the Wollondilly. The SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range.	This PP will not impact any areas of vegetation or potential koala habitat.
SEPP No. 65 — Design Quality of Residential Apartment Development	The SEPP relates to residential apartment development across the state and seeks appropriate, high quality and positive development design which addresses increasing demand, changing demographics, environmental, social concerns, contribute to housing range and affordability to support future population growth. This is sought	It is considered that this PP is consistent with, and does not comprise any hindrance to, the general aims and objectives of this SEPP.

SEPP	RELEVANCE	CONSISTENCY?
SEPP No. 65 — Design Quality of Residential Apartment Development (cont.)	to be achieved through the application of a series of design principles. This SEPP also Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development.	It is considered that this DD
SEPP (Affordable Rental Housing) 2009	This SEPP applies to all of NSW. The SEPP provides for an increase in the supply and diversity of affordable rental and social housing in NSW.	It is considered that this PP is consistent with, and does not comprise any hindrance to, the aims and objectives of this SEPP.
SEPP Building Sustainability Index: BASIX 2004	This SEPP applies to all of NSW. The SEPP aims to provide consistency in the implementation of BASIX throughout NSW.	This PP does not comprise any hindrance to the aims and objectives of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	The SEPP applies to the subject site based on criteria included. This SEPP aims to encourage the increased provision and diversity of housing which can accommodate seniors or those with a disability, including residential care facilities, which is of good design and well located regarding access to existing infrastructure and services. The SEPP provides development standards and design principles.	Whilst this PP does not advocate Seniors housing, it does have the ability to delay the progression of seniors into specific housing types such as retirement villages. This has a positive benefit for seniors in that they have easy access to all facilities, without the need of yard and building maintenance. It is considered that this PP is consistent with making a contribution to increased housing available for seniors or those residents with additional accessibility requirements within a central location in Tahmoor with ready access to necessary services and facilities.
SEPP Infrastructure 2007	This SEPP applies to all of NSW. The SEPP provides a consistent approach for infrastructure and the provision of services across NSW, and to support greater efficiency in the location of infrastructure and service facilities.	This PP does not comprise any hindrance to the aims and objectives of this SEPP.
SEPP Mining, Petroleum Production and Extractive Industries 2007	This SEPP applies to all of NSW. The SEPP aims to manage the development of land for mining, petroleum, and extractive development in a manner that	This PP does not comprise any hindrance to the aims and objectives of this SEPP. The land is within a Mine Subsidence District

SEPP	RELEVANCE	CONSISTENCY?
SEPP Mining, Petroleum Production and Extractive Industries 2007	provides social and economic welfare of the State, and provides controls to promote ecologically sustainable development.	and appropriate consultation would be undertaken with Subsidence Advisory NSW as part of any future development of the site as proposed in this PP.
SEPP State and Regional Development 2011	This SEPP aims to identify development and infrastructure that is State significant and confer functions on the Joint Regional Planning Panels to determine DAs.	The PP is not considered to be regional or state significant development.

It is noted that the above will be further determined as part of future investigations to be undertaken as deemed necessary during Gateway Determination.

6) <u>Is the Planning Proposal consistent with the applicable Ministerial Directions (S117 Directions)</u>

This PP is consistent with all relevant S117 Ministerial Direction. An assessment of the Ministerial Directions against the PP is provided in the table below.

MINISTERIAL DIRECTION	AIM/OBJECTIVE OF DIRECTION	CONSISTENCY OF PP
1. Employment	and Resources	
1.1 Business and Industrial Zones	Encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.	The subject PP is not in conflict with this direction, and will not impact the use of the subject site (located in the B2 zone under WLEP2011) for commercial and associated employment purposes. Any future development would form "shoptop" style apartment housing. Tahmoor and Wollondilly Shire are not identified strategic centres however this PP will still support the business viability of these locations.
1.2 Rural Zones	To protect the agricultural production value of rural land. It applies where a draft LEP affects land within an existing or proposed rural zone.	This PP is not in conflict with this direction as the site is not contained within a rural land use zone. It will also help reduce the pressure upon the future need for residential expansion away from established centres and towards/into areas of agricultural/rural values.

MINISTERIAL DIRECTION	AIM/OBJECTIVE OF DIRECTION	CONSISTENCY OF PP
1. Employment	t and Resources	
1.3 Mining, Petroleum Production and Extractive Industries	To protect the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials and requires consultation with the Department of Primary Industries.	This PP does not comprise an obstacle to the aims and objectives of this direction. The subject site is within a Mine Subsidence District and appropriate consultation would be undertaken with Subsidence Advisory NSW as part of any future development of the site as proposed in this PP.
2. Environmen	t and Heritage	
2.1 Environmental Protection Zones 2.3 Heritage Conservation	To protect and conserve environmentally sensitive areas. To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	This PP will not impact any environmentally sensitive areas. No Objects or Places of Aboriginal cultural heritage significance are listed or known to be contained within the subject site. Development proposed by this PP would be located on the top of an already approved extension of Tahmoor Town Centre, with heritage considerations already undertaken as part of DA No. 010.2009.00000765.001 (this includes the removal of Local Heritage Item No.I228 at No.38 Larkin Street). It is acknowledged that the site is located opposite to the State heritage listed Tahmoor Train Station, and appropriate specialist studies would be prepared as likely required during Gateway Determination to assess the impact of this PP upon this State heritage item. However a negative impact is not anticipated in this regard, and it is considered that potential additional patronage of this station and public rail infrastructure likely to result from this PP will further encourage the improvement of Tahmoor station in terms of returning it to its previous heritage nature and character, particularly due to the fact that previous upgrades to the station have been very unsympathetic to this heritage character.

MINISTERIAL DIRECTION	AIM/OBJECTIVE OF DIRECTION	CONSISTENCY OF PP		
3. Housing, Inf	3. Housing, Infrastructure and Urban			
3.1 Residential Zones	Encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and minimise the impact of residential development on the environment and resource lands.	It is considered that development proposed in this PP is highly consistent with this direction as has been detailed in other sections of this PP document.		
3.3 Home Occupations	The direction requires that a draft LEP include provisions to ensure that Home Occupations are permissible without consent.	This PP does not affect provisions relating to Home Occupation. This PP is not in conflict with this direction.		
3.4 – Integrating Land Use and Transport	The direction requires consistency with State policy in terms of positioning of urban land use zones.	This PP seeks to increase residential development density in a central location in Tahmoor which is readily accessible to existing services and infrastructure. This form of development will encourage increased walking and use public transport due to being located in direct proximity to services and facilities within Tahmoor Township including Tahmoor Train Station. This will also help to reduce dependence on vehicle use. The site is however well positioned within local road network to facilitate access to all corners of the shire and beyond. It is therefore considered that this PP is consistent with this direction.		
4. Hazard and	4. Hazard and Risk			
4.2 Mine Subsidence and Unstable Land	To prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	The subject site is contained is within a Mine Subsidence District and appropriate consultation would be undertaken with Subsidence Advisory NSW as part of any future development of the site as proposed in this PP. It is also noted that the subject site has been mined and subsidence has taken place already. It is not anticipated lower coal seams will be mined in future.		

MINISTERIAL DIRECTION	AIM/OBJECTIVE OF DIRECTION	CONSISTENCY OF PP	
5. Regional Pla	5. Regional Planning		
5.2 Sydney Drinking Water Catchment	To protect water quality in the Sydney drinking water catchment.	The subject PP is not in conflict with this direction.	
5.10 Implementation of Regional Plans	To give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The proposal is consistent with applicable regional plans and strategies as detailed in other sections of this PP document.	
6. Local Plan M	laking		
6.1 – Approval and Referral Requirements	Prevents a draft LEP from requiring concurrence from, or referral to, the Minister or public authority unless approval is obtained from the Minister and public authority concerned. Also restricts ability of Council to identify development as designated development without Director General's agreement.	The subject PP is not in conflict with this direction. Development proposed in this PP is not considered to comprise designated development.	
6.3 Site Specific Provisions	To discourage unnecessarily restrictive site specific planning controls.	This PP will allow the subject site to be still be used for land use purposes as per the B2 Local Centre Zone it is contained within under WLEP2011. Development proposed in this PP would form "shoptop" housing to be located on top of the already approved extension to Tahmoor Town Centre commercial complex. This PP does not seek to change the land use of zone of the subject site and only affects building height.	
7. Metropolitan	Planning		
7.1 Implementation of A Plan for Growing Sydney	To give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.	It is considered that this PP is consistent with the relevant aims and objectives of this "A Plan for Growing Sydney" as detailed and discussed in other sections of this PP document.	
7.2 Implementation of Greater Macarthur Land Release Investigation	To ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan (the Preliminary Strategy).	The subject PP is not in conflict with this direction.	

Subject to the completion of relevant studies, this PP is generally considered consistent with the above S117 Directions. The relevant planning authority (RPA) seeks these to be endorsed by the Gateway following completion of relevant studies and prior to exhibition.

SECTION C - Environmental, social and economic impact

7) <u>Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of this Planning Proposal?</u>

The subject PP is unlikely to result in any impacts upon critical habitat or threatened species, populations, ecological communities of their habitats due to the following:

- The development proposed to take place on the subject land will not take place near areas of environmental significance, nor in close proximity to any threatened/native species and/or their habitats.
- No part of the site is identified on any environmental mapping under WLEP2011;
- The site does not contain any watercourses or associated riparian land;
- The site is located within the commercial centre of Tahmoor which has long been subject to residential and commercial development;
- The site is already approved as the site of the expansion of Tahmoor Town Centre under DA No.010.2009.00000765.001, with this PP only seeking to increase the height limit for future development.
- The subject land is free of any significant stands of vegetation. Any existing trees have already been approved for removal under DA No.010.2009.00000765.001.

8) <u>Are there any likely environmental effects as a result of the Planning</u> Proposal and how are the proposed to be managed?

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 adverse environmental impact. All necessary utility services and facilities are readily available at the site. No flora or fauna species are affected by any works to take place as part of this development. It is-considered that this PP will result in any significant long term noise/acoustic impacts, and will not result in any additional odour concerns. Any issues regarding potential site contamination assessment or associated studies have already been addressed as part of already approved DA No.010.2009.00000765.001.

9) <u>Has the Planning Proposal adequately addressed any social or economic effects?</u>

It is considered that this PP will be beneficial regarding potential social and economic effects, as detailed below:

- This PP does not permanently displace or change other land uses within (when taking into account already approved future development under DA No.010.2009.00000765.001) or beyond the site;
- This 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;
- This increased density of development with improved accessibility is recognised as an important contributing factor to the social, physical and mental health and well-being of the local community into the future;
- The increased provision of residential accommodation will contribute to accommodating increased population growth within the Shire;
- 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;
- This PP would provide a significant addition to the local consumer-population base in direct proximity to the commercial centre of Tahmoor which will expand into the future;
- 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 location of this PP will provide additional residential accommodation directly adjacent to a local transport hub (Tahmoor Train Station) and surrounding bus stops;
- This PP 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 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;

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;

- Development under this PP would result in significant developer contributions to Council which could ultimately be used to support local services and facilities:
- This PP would also result in significant temporary employment opportunities regarding future construction, which will have flow on benefits for the local economy;
- This PP will help reinvigorate Tahmoor Township, which will help to better market and promote the area for business and economic development by modernising a local centre and encouraging the idea that the Shire is "open for business".

The anticipated Social impacts are:-

a. Increased traffic volumes around the town centre and the surrounding road network;

This will be addressed by improved and upgraded road network around the site;

b. Increase demand for more rail services

As more commuters use the train network, pressure will mount for the need of increased services at least connecting to Macarthur.

c. Increase demand for more local bus services

As more commuters use the bus network, this increased demand pressure will lead to the private bus companies increasing services.

d. Increased demand on the local schools including infants, primary and high schools

NSW Government infrastructure levies have applied to other new residential development in Tahmoor Picton and Thirlmere. These levies should apply for the provision of services.

e. Increased demand for day care facilities, both before and after school services

Day care centres are general privately operated. The need for new facilities will be met by the local providers.

f. Increased demand on Council facilities such as the library, parks, sports fields and reserves

Council section 94 contributions will be payable for each new residential unit; in addition section 94 contributions are payable under the current DA for expansion of the shopping centre;

g. Visual impact of the increased building height from the public realm

The view from the public realm is considered important in all planning decisions. That is the reason this PP relates only to the land that is subject to the current DA approval for a shopping centre expansion.

The identified *Economic* impacts are as follows:-

- h. Positive economic impact for workers, contractors, building suppliers during the construction phase;
- i. Positive increase in retail spending with increased consumer population;
- j. Positive increase in the number of contractors supplying services to the new residents;
- k. Positive increase in Council's residential rate base;
- I. Positive increase for local Day Care centres;
- m. Positive increase in local bus company revenues as a result of greater patronage;
- n. Positive impact for State rail with increase commuter numbers;
- o. Positive increase for all local services providers such as doctors, physiotherapist, pathologists, optometrists, dentists etc;
- p. Positive increase for local restaurants, cafes, supermarkets, chemist shops etc.

It is acknowledged that this PP would result in an increase in building development height and density not yet occurring within Tahmoor or the Shire generally, and as such it is noted that social and economic assessment would be required by the Gateway Determination.

SECTION D – State and Commonwealth interests

10) Is there adequate infrastructure for the Planning Proposal?

It is considered that adequate infrastructure is available and provided for the subject PP.

- The site has a central location within the long established Tahmoor Township and will form part of an extension to Tahmoor Town Centre commercial complex already approved under DA No.010.2009.00000765.001, which previously took into account and addressed necessary utility infrastructure provision concerns at the site. Despite this, the subject PP will commit to the provision of all appropriate and necessary utility services and infrastructure as part of future development undertaken;
- The site is currently serviced by electricity, telephone, optic fibre, reticulated town water and reticulated town sewage;
- Kerb and gutter infrastructure will be available at the site, to be provided as part of development to be undertaken as part of DA No.010.2009.00000765.001. However additional kerb, gutter and associated

drainage infrastructure would be provided as necessary and appropriate as part of any increased density development at the site as proposed in this PP;

- The site has ready access to Remembrance Driveway which is a main transport corridor through the Shire;
- The site is located directly adjacent to Tahmoor Train Station, and is within close walking distance of public bus stops;
- The site is located 400m travelling distance from Tahmoor Public Primary School;
- The site already includes parking, with additional parking to be appropriately and adequately provided to service increased development density at the subject site and ensure parking infrastructure is sufficient going forward into the future (see accompanying concept plans by Algorry Zappa & Associates Pty Ltd - Project ref.no.1623-15 - Project#P1773 - Sheets 5-7 - dated October 2015);
- The development is to contribute to the cost recovery or funding of any services and or facilities that will be utilised by the future residents generated by the development. This is expected to be satisfied through existing developer contribution plans for Council provided services;
- The proponents will be required to provide telephone services in accordance with the requirements of NBNCO at no cost to Council or existing or future residents;
- The proponents will be required to provide electricity services in accordance with the requirements of Endeavour Energy at no cost to Council or existing or future residents:
- The proponents will be required to provide gas reticulation services in accordance with the requirements of Jemena at no cost to Council or existing or future residents:
- The proponents will be required to provide water services in accordance with the requirements of Sydney Water at no cost to Council or existing or future residents;
- The proponents will be required to provide sewerage services in accordance with the requirements of Sydney Water at no cost to Council or existing or future residents;
- The proponents will be required to augment and upgrade all services infrastructure as part of providing those services listed above;
- The ongoing maintenance of water supply services, sewerage services, telephone and electricity are funded by the consumers of these services;
- Drainage services and stormwater management facilities within the site are managed by the proponents. External drainage services are maintained by Council through the levy of local Council rates and initial section 94 contributions are generally funded through annual charges levied by Council. The location of the site will allow for future development to utilise existing major infrastructure of roads, sewerage treatment and water supply. Any augmentation costs to extend such services to a future development at the site as proposed in this PP shall be met by the proponent.

11) What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation with government agencies has not yet been undertaken. Relevant State and Commonwealth public authorities would be consulted as outlined by the NSW Department of Planning and Environment in their Gateway determination.

Authorities which are likely to be consulted include:

NSW Transport for NSW

NSW Department of Family and Community Services

NSW Office of Environment and Heritage

NSW Office of Water

NSW Roads and Maritime Services

Subsidence Advisory NSW

Sydney Water

Endeavour Energy

Telstra

AGL/Jemena

PART 4: Mapping

Aerial and Topographic Images



Figure 7: Aerial Image of the PP subject site bounded by Thirlmere Way, York Street, Larkin Street and George Street in Tahmoor (boundary highlighted in red). Taken from Six Viewer online 2017 – edited by VWarry 2018.



Figure 8: Topographic image of the PP site (boundary highlighted in red). Taken from Six Viewer online 2017 – edited by VWarry 2018.

Current Land Use Zoning

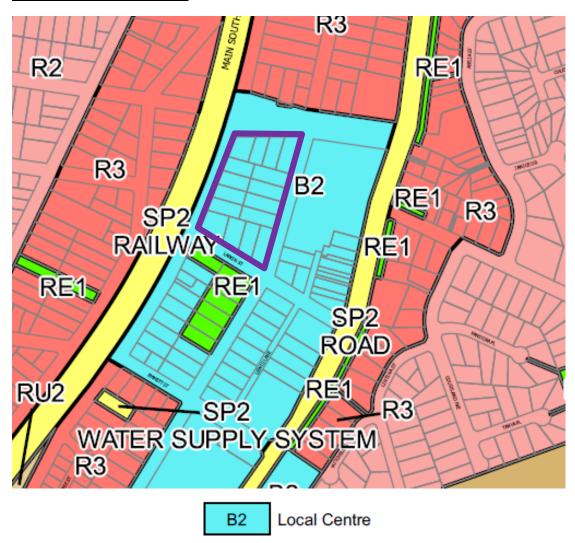


Figure 9: Excerpt from Land Zoning Map No.8H under WLEP2011 showing the PP site (boundary outlined purple) within the B2 Local Centre Zone. Edited by VWarry.

Current Development Standards Relating to the Land under WLEP2011

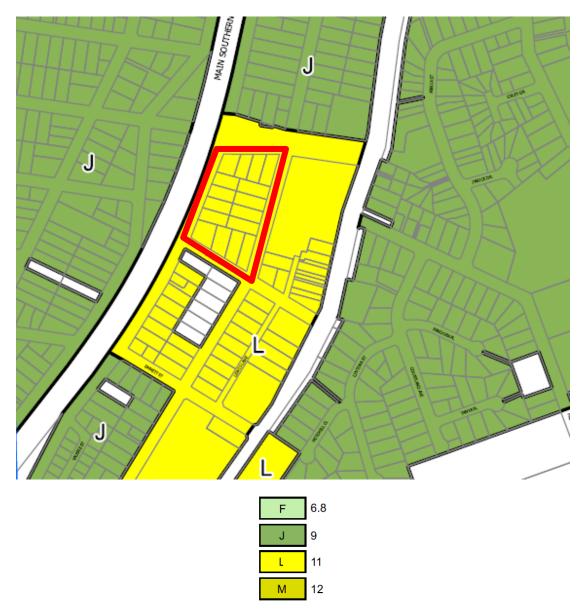


Figure 10: Excerpt from Maximum Building Height Map No.8H under WLEP2011 showing the current building height limit (Category 'L' – 11m) applying to the subject site (boundary highlighted red). Edited by VWarry.

<u>Illustration of Extent of Proposed Revised Development Standard under WLEP2011</u>



Figure 11: As shown in Figure 6 on page 10 of this PP, this image shows the extent of the proposed revised development standard, being Maximum Building Height under WLEP2011, from 11m to 30m only applying to the PP site (highlighted purple). All surrounding current maximum building heights applicable under the relevant development standard are to be maintained as per current standards and conditions. Edited by VWarry.

<u>Location of Identified Heritage Items under WLEP2011</u>

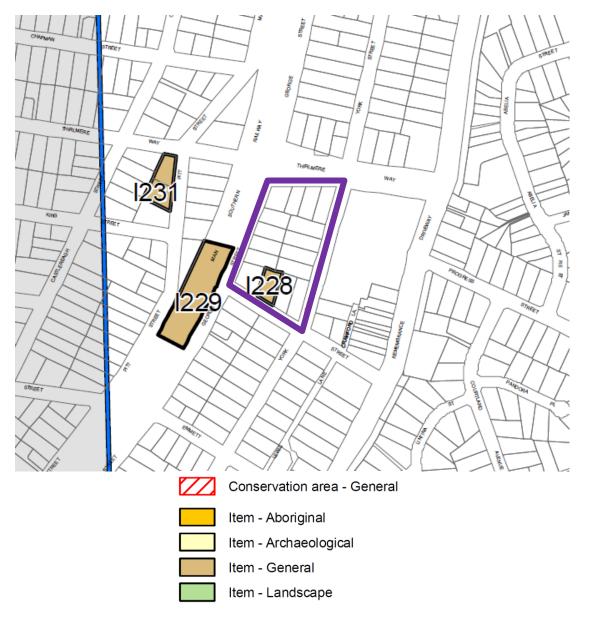


Figure 12: Excerpt from Heritage Map No.8H under WLEP2011 showing the location of the PP site (boundary highlighted purple) in proximity to identified Heritage Item No.I228 (No.36 Larkin Street - "House" – Local – now burnt down and demolished) and No.I229 (Tahmoor Train Station - "Tahmoor Railway Station Group" - State) listed in the heritage register under Schedule 5 of WLEP2011. As can be seen, the subject site includes Heritage Item No.I228, however this will be removed as part of works already approved for the expansion of Tahmoor Town Centre under No.010.2009.00000765.001. Heritage considerations regarding Tahmoor Train Station were also undertaken as part of this previously approved DA, however additional assessment of the potential heritage impacts of this PP is acknowledged as likely to be required.

Additional Mapping Information

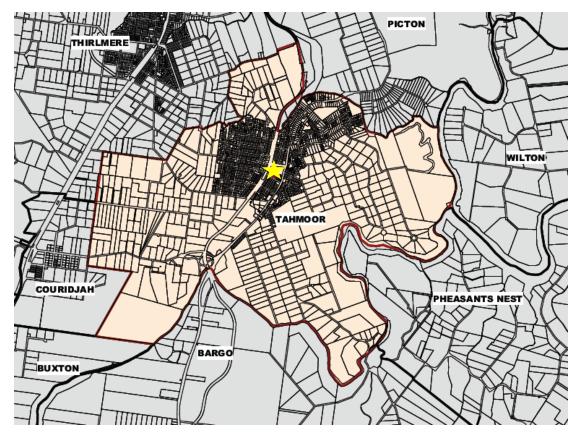


Figure 13: Excerpt from the Location Plan included in the accompanying PP plans prepared by Algorry Zappa & Associates Pty Ltd (Project ref.no.1623-15 – Project#P1773 – Sheet 4 – dated October 2015) showing the location of the PP site (indicated by yellow star) in the context of the boundaries of Tahmoor and in relation to surrounding local centres within the Shire. As can be seen, the subject PP site holds a very central location in this regard, and is located at the central junction point of two main road transport corridors through the Shire (Thirlmere Way and Remembrance Driveway). It is considered this PP has the potential to provide a modern development which can bring a unique and important feature to Tahmoor Township, with this potential enhanced by this central location within the Shire. This position also provides an appropriate location from which development density can reduce outwards towards more rural areas, and within Tahmoor itself.



Figure 14: Excerpt from the Existing Building Heights Map included in the accompanying PP plans prepared by Algorry Zappa & Associates Pty Ltd (Project ref.no.1623-15 – Project#P1773 – Sheet 4 – dated October 2015) showing the PP site (boundary highlighted red) and the height of surrounding existing development. It is noted that it can be approximately observed in the above image that there are no single-storey residential dwellings in a proximity to the subject site which would be significantly impacted by potential overshadowing cast by a 30m high building potentially proposed, with the most likely area to be affected by any such overshadowing to likely lie within the area contained within the Main South Railway Line. It is not considered that overshadowing of such an infrastructure corridor would be a significant or appropriate deterrent for potential future development at the subject site as discussed in this PP.



- Boundary line
- **Existing Buildings**
- **Bus Stops** 900 - Picton to Capbelltown
 - 911 Bargo to Picton
 - 912 Yanderra to Picton
 - 913 Buxton to Picton
 - 914 Buxton to Picton
- Train Station Southern Highland Line

Figure 15: Excerpt from the Local Transport Map included in the accompanying PP plans prepared by Algorry Zappa & Associates Pty Ltd (Project ref.no.1623-15 - Project#P1773 -Sheet 4 – dated October 2015) showing the proximity of the PP site (boundary highlighted red) to surrounding local public transport options. As can be seen, the site is well located in this regard with ready access to both public bus and rail transport stops which provide linkage to surrounding locations within the Shire as well as the surrounding region.



Figure 16: Excerpt from the Use of Lands Map included in the accompanying PP plans prepared by Algorry Zappa & Associates Pty Ltd (Project ref.no.1623-15 – Project#P1773 – Sheet 4 – dated October 2015) showing the proximity of the PP site (boundary highlighted red) to surrounding various land uses. As can be seen, the subject site has essentially immediate access to a wide range of services and facilities, including those of a commercial, recreational, and community nature.



Figure 17: Topographic image taken from SIX Viewer online which shows the location of the subject PP site in the context of Tahmoor Township. As can be seen, the site is also within walking distance of essentially all necessary daily services and facilities for local residents, including those regarding education, commercial, medical, community, sporting/recreational, religious, public postage service, etc.



Figure 18: Excerpt from Biodiversity Map No.8H under WLEP2011 showing the location of the PP site (boundary highlighted red) in proximity to identified sensitive biodiversity areas in the surrounding Tahmoor locality. As can be seen, the PP site does not affect nor is it within the close vicinity of any biodiversity values. Edited by VWarry.

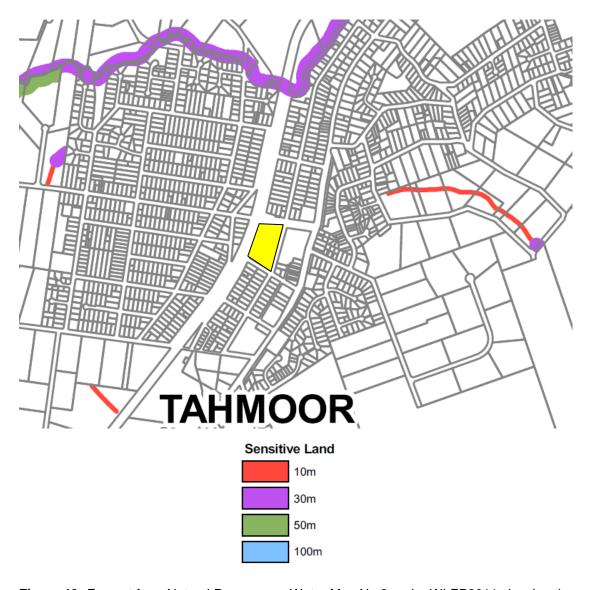


Figure 19: Excerpt from Natural Resources - Water Map No.8 under WLEP2011 showing the location of the PP site (highlighted yellow) in proximity to identified sensitive watercourses/values within the surrounding region. As can be seen, the PP site does not affect nor is it within the close vicinity of any identified sensitive watercourse. Edited by VWarry.

PART 5: Community Consultation

It is proposed that the subject PP be exhibited in accordance with the requirements of Section 57 of the EP&A Act 1979 and/or any other requirements as determined by the Gateway under section 56 of the EP&A Act 1979. No community consultation has been undertaken to date other than (a) a meeting of the proponents with the general manager, the Mayor and the Director of Planning and (b) a proponents workshop with all Councillors. Subject to Council's support, the PP will be referred to the Gateway Panel for determination. If the Gateway Panel issue a Gateway Determination the proponents will undertake the site specific specialist studies. After the preparation of the specialist studies in consultation with Council, the reports and support documents will be referred to the department of Planning for a certificate to enable the draft amendment to be exhibited. It is proposed that a twenty eight (28) day exhibition will be undertaken given that this proposal is not currently deemed to comprise "low impact development" as per criteria provided in the NSW Department of Planning and Infrastructure document "A Guide to Preparing Local Environmental Plans".

The following consultation mechanisms are proposed:

- 1. Public exhibition material will be made available at Council for the exhibition period.
- 2. Public notice in the local newspaper publication (eg: Wollondilly Advertiser or Macarthur Advertiser);
- 3. Council's website all exhibition material will be made available on Council's website for the duration of the exhibition period.

Note: Letters are not currently proposed to be sent to affected or adjoining landowners given the nature of development already approved for the subject site under DA No.010.2009.00000765.001, and that properties surrounding the site comprise Tahmoor Town Centre commercial complex (opposite to the east), Emmett Park (public recreational area – opposite to the south), and Tahmoor Train Station/Main Southern Railway Line (infrastructure corridor – opposite to the west). The above listed consultation mechanisms are considered sufficient for the purposes of this PP, however it is acknowledged that this may be necessary dependant on the Gateway Determination process. This can also be applied to public hearings which are not proposed as part of this PP.

PART 6: Project Timeline

The provided Project Timeline will assist with tracking the progress of the Planning Proposal throughout the necessary stages of the assessment and determination process. This provided timeline is based on current projections, however it is acknowledged that amendments may be required at a later stage depending on the nature of any additional information which may be requested or the potential future need of additional consultation with relevant agencies and the community.

ACTION	PERIOD	START DATE	END DATE
Anticipated commencement date (date of Gateway determination)	N/A	01/04/2018	01/04/2018
Anticipated timeframe for the completion of required technical	6 months	02/04/2018	02/10/2018
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	2 months (initially)	02/04/2018	02/06/2018
Commencement and completion dates for public exhibition period	28 days	01/12/2018	29/12/2018
Dates for public hearing (if required)	N/A	N/A	N/A
Timeframe for consideration of submissions	1 month	02/01/2019	02/02/2019
Timeframe for the consideration of a proposal post exhibition	2 months	02/01/2019	02/04/2019
Date of submission to the Department to finalise the LEP	N/A	1/1/2019	1/1/2019
Anticipated date RPA will make the plan (if delegated)	N/A	01/04/2019	01/04/2019
Anticipated date RPA will forward to the Department for notification.	N/A	TBC	TBC

^{*}N/A = Not Applicable

^{*}TBC = To be confirmed.

CONCLUSION

It is considered that this proposal complies with the aims, objectives and requirements of relevant state, regional and local strategies, policy directions and certificates. This proposal has been designed with a focus of benefiting the local community and Wollondilly Shire, and aims to facilitate the controlled and proactive future growth of Tahmoor Township. The site chosen for this development is one of a highly suitable nature and one which poses a unique opportunity for future growth in the form proposed, with this PP considered to be an efficient use of a potentially available land resource for residential purposes in direct proximity to essential services and facilities. With due consideration given to all issues and factors of influence in relation to this development, it has been concluded that this proposal 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, and which may otherwise detract from the "rural living" vision of the Shire by increasing urban development in currently rural areas. It is therefore considered that this proposal should be approved by the NSW Department of Planning and Infrastructure.

Yours faithfully
REIN, WARRY AND CO

Darryl Warry

REFERENCES

A Plan for Growing Sydney, NSW State Government, 2014

A Guide to Preparing Planning Proposals, State of New South Wales through the NSW Department of Planning and Environment, 2016

Draft Greater Sydney Regional Plan, Greater Sydney Commission, 2017

Draft Western City District Plan, Greater Sydney Commission, 2016

Sustainable Wollondilly Plan, Wollondilly Shire Council, 2007

Wollondilly Community Strategic Plan 2013, Wollondilly Shire Council, 2013

Wollondilly Growth Management Strategy 2011, Wollondilly Shire Council, 2011

Wollondilly Shire Council Economic Development Strategy June 2015, Wollondilly Shire Council, 2015

Wollondilly Social Planning Strategy 2016 - Volume 1: Implementation Plan, GHD Pty Ltd, 2016

APPENDIX A



1: Image of an example of shoptop housing existing in Marrickville NSW of a similar height to that proposed in the subject PP. This development has taken place within the existing centre of Marrickville located on top of commercial premises and which does not comprise overbearing "highrise development". Image taken from Google Street 2017.



2: Image of a second example of shoptop housing existing in Marrickville NSW of a similar height to that proposed in the subject PP. This development has taken place within the existing centre of Marrickville located on top of commercial premises and which does not comprise overbearing "highrise development". Image taken from Google Street 2017.



3: Image of shoptop housing existing in Marrickville NSW of a similar height to that proposed in the subject PP. This development has taken place within the existing centre of Marrickville located on top of commercial premises and is not considered to comprise overbearing "highrise development". Image taken from Google Street 2017.



4: Image of shoptop housing existing in Marrickville NSW of a similar height to that proposed in the subject PP. This development has taken place within the existing centre of Marrickville located on top of commercial premises and is not considered to comprise overbearing "highrise development". Image taken from Google Street 2017.



5: Image of shoptop housing existing in Marrickville NSW of a relatively similar height and scale to that proposed in the subject PP. This development has taken place within the existing centre of Marrickville located on top of commercial premises and is not considered to comprise overbearing "highrise development". Image taken from Google Street 2017.



Figure 6: Example image of shoptop housing which has been recently constructed in Campbelltown NSW. This development has taken place in a recently developed area of Campbelltown and is located above new business premises. Image taken from Google Street 2017.

APPENDIX B

6191.2 – Additional Specialist Studies

A list of proposed specialist studies has been compiled based on the nature of likely future considerations to be raised during Gateway Determination which have been identified during the preparation of this Planning Proposal, including with reference to relevant state, regional and local strategies and policies, State Environmental Planning Policies, and Section 117 Ministerial Directions.

The specialist studies should address the matters outlined, but not be limited to them if it is considered that additional investigations are required.

If it is considered that additional studies are required then these should be included in response to this submission with detailed reasons as to why they are necessary. Council may or may not support the need for these additional studies.

The items of investigation required to be addressed in future specialist studies to be prepared are outlined below. Each item if investigation within future studies is set out in the following manner:

- Issue
- Output
- Objectives
- Tasks / Methodology

In response to the above Brief, the relevant selected specialist consultant can additionally suggest alternate approaches which may deliver the required outputs/objectives in a cost effective and timely manner.

A list of proposed specialist studies is provided below.

1. State and Regional Planning Context

Output

 A detailed Justification Report that clearly examines the consistency of the proposal with the objectives of the relevant State, regional and local plans and strategies as listed below.

Objectives

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

Tasks/Methodology

- Review the proposal's consistency with the objectives of the following relevant strategies and plans, along with any others potentially identified by during the Gateway Determination process:
 - A Plan for Growin Sydney;
 - o Draft Greater Sydney Regional Plan;

- Draft Western City District Plan;
- Wollondilly Growth Management Strategy 2011;
- Wollondilly Community Strategic Plan 2013;
- Sustainable Wollondilly Plan;
- Wollondilly Social Planning Strategy 2016;
- Wollondilly Shire Council Economic Development Strategy 2015
- Section 117 Ministerial Directions
- Sydney Regional Environmental Plan No. 2 Hawkesbury Nepean River (No.2 -1997)
- o Wollondilly Local Environmental Plan 2011

2. European Heritage

Output

- Preparation of European Heritage Assessment of known and potential heritage values, with reference to Schedule 5 of the Wollondilly Local Environmental Plan 2011 and associated Heritage Maps. This will take focus on Tahmoor Railway station.
- Develop appropriate strategies and recommendations for further assessment at the development application stage to manage these heritage values for the study area.

Objectives

- Provide an overview of significant existing or potential cultural landscapes, conservation areas, view and vistas within the study area, with reference to Schedule 5 of the Wollondilly Local Environmental Plan 2011 and associated Heritage Maps.
- Identification of appropriate development control recommendations and management measures to conserve significant items, settings and to manage possible land use conflicts.

3. Parking, Traffic and Transport

Output

- An assessment of the impact of increased development and so traffic volume and movement within Tahmoor Town Centre;
- An assessment of the need for local traffic infrastructure upgrades to support the proposed development of the study area.

Objectives

- To identify the impact of the proposed future development of the study area on local road networks.
- To determine to the level of parking available and required to support the proposed development of the study area;
- To determine the level of any local traffic infrastructure upgrades required;
- To identify parking, traffic and transport infrastructure needs that developer contributions should address.

Tasks/Methodology

• The assessment should give consideration to the impacts of the proposed development on affected roads and intersections utilising:

- 1. Council's Traffic Impact Study strategic network model (TRACKS) to determine traffic distributions to and from the study site; and
- 2. Intersection modelling using SIDRA to assess any junctions significantly impacted upon.
- Identify suitable infrastructure required to ameliorate traffic and safety impacts associated with the proposed development of the study area.
- Identification of pedestrian, cyclist and public transport and private vehicle infrastructure needs required to service the proposed development.
- Identify the timing of the infrastructure and appropriate planning mechanism to ensure the infrastructure is provided.

4. Socio-Economic Assessment

Output

 A social and economic impact analysis for the increased density in residential development within the centre of Tahmoor in direct proximity to the commercial and social centre.

Objectives

• To identify the socio-economic impacts associated with the proposed development.

Tasks/Methodology

- Analysis of the socio-economic impact of such an increase in development density within this central location;
- Assessment of local employment, education, medical, recreational and other community services and facilities and their capability in accommodating the proposed increase in development density within Tahmoor;
- Assessment of the impact of an unprecedented change in allowable building height limit within the Wollondilly;
- Quantify the need and demand for affordable higher-density housing within Tahmoor and the surrounding area in Wollondilly Shire;
- Investigate options and assess the feasibility for achieving affordable and diverse housing.

5. Railway Noise and Acoustic Assessment

Output

 A railway noise and acoustic impact analysis for increased residential development within proximity to a railway line;

Objectives

• To identify the acoustic impacts potentially posed by the railway line upon proposed future increased residential development at the site, and vice versa.

Tasks/Methodology

• Assessment of railway noise and potential impact on amenity of future increased residential development at the PP site;

• Investigation of potential management and mitigation measures if available.