



WOLLONDILLY 2040

A VISION FOR THE FUTURE OF WOLLONDILLY

LOCAL STRATEGIC
PLANNING STATEMENT
MARCH 2020





Acknowledgement*

Wollondilly Shire Council acknowledges the traditional custodians of the land in Wollondilly, the Dharawal and Gundungurra peoples.

We acknowledge the living culture and spiritual connections to the land for the Dharawal and Gundungurra people and that Wollondilly is remarkably placed as the intersection of these two tribal lands.

We recognise the traditional Custodians have occupied and cared for this Country over countless generations and celebrate their continuing contribution to the Shire.

We also acknowledge and remember the Dharawal and Gundungurra peoples who were killed in the Appin Massacre on 17 April 1816.

**We acknowledge our collaboration with the Tharawal Local Aboriginal Land Council*

MAYOR'S MESSAGE

Wollondilly 2040 is our 20-year land use vision for the Shire of Wollondilly. It reflects the community's ideas for the future of this amazing place and the unprecedented changes to the region that lie ahead.

These changes present both challenges and opportunities. *Wollondilly 2040*, as a Local Strategic Planning Statement for the whole local government area, aims to optimise these opportunities, preserve the area's unique features and strengthen the character of our towns and villages.

As we plan for the future, we will aim to:

- protect what we love and what makes us special – our unique villages and lifestyle within a landscape where people can celebrate, visit and explore
- make our new town in Wilton an exemplar of outstanding planning in Australia
- better understand housing needs and help to make life more affordable for residents
- plan for an increase in the number of local jobs
- advocate for better infrastructure and services
- support agricultural businesses close to Western Sydney International (Nancy-Bird Walton) Airport and tourism across the Shire.

Wollondilly 2040 will be an overarching plan for Wollondilly. It will guide the Shire's evolution, helping to align local planning strategies and informing the steps we need to take to achieve our vision.

We live in an extraordinary Shire. Our vision is to make it an even better place for everyone.

Matthew Deeth
Mayor of Wollondilly

A LAND USE
Vision
 FOR

WOLLONDILLY

2040

An enviable lifestyle
 OF HISTORIC VILLAGES, MODERN LIVING, RURAL LANDS AND BUSH



INFRASTRUCTURE AND COLLABORATION

Preserving and Enhancing:

- Vegetation, open spaces and connections to waterways and natural areas
- Land for necessary services or infrastructure
- Key road corridors

Improving

- Fast and efficient public and private transport
- Our understanding of community desires and environmental objectives
- Quality multipurpose open spaces, and community and recreational facilities
- Partnerships with government and industry
- The planning for and provision of infrastructure
- How resources can be used more efficiently



LIVEABILITY

Preserving and Enhancing:

- The area's heritage and the scale of its towns and villages
- A distinct landscape setting of towns and villages
- Transitions and buffers between rural activities
- Rural landscapes and localities
- Aboriginal and European heritage

Improving

- Creative and cultural offerings
- Connected communities
- Housing choice for people at all stages of life that complements the area's village character
- New facilities and modern living at Wilton



PRODUCTIVITY

Preserving and Enhancing:

- Buffers between housing and rural industries
- The Maldon-Dombarton Rail Line
- Significant mineral resources that provide local jobs through production

Improving

- The local economy and local jobs
- A support base and connections for local business
- Connections and opportunities from the Aerotropolis
- Resilient energy resources
- Agriculture, agribusiness and local contributions to Sydney and the world's food supply



SUSTAINABILITY

Preserving and Enhancing:

- The bushland environment
- Fresh air and water quality
- The diverse values of the Shire's culture and rural land
- Native wildlife and their habitats
- Water resilience and security

Improving

- The productivity of local producers and the quality of their products
- The tree canopy
- How fire, water and the impacts of climate are managed
- Awareness of the unique landscape

Wollondilly will have a prosperous, sustainable and resilient future.

Our future will be grounded in what we love. The community will be connected, local, healthy, and better prepared for climate impacts.

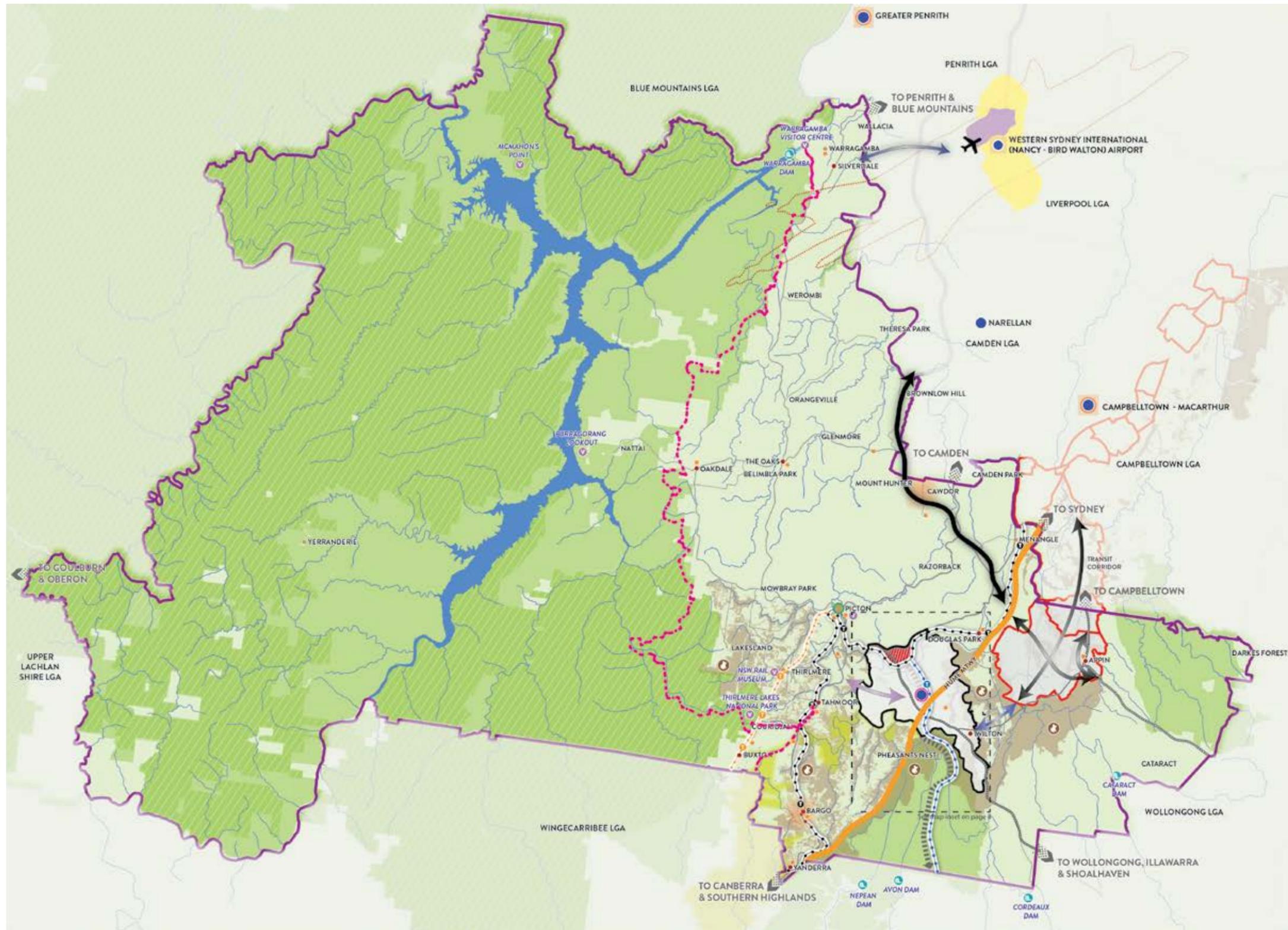
We will protect what makes us special - our unique villages and lifestyle within a landscape that people can celebrate, visit and explore.

Our new town at Wilton will be strategic centre, with new job opportunities, regional facilities, greater advantages for healthcare and education and a variety of open spaces.

Our local economy will leverage the opportunities of the Western Parkland City and Western Sydney Aerotropolis, creating more local jobs and benefitting from greater investment in industry, tourism, agriculture and the creative arts.

STRUCTURE PLAN FOR WOLLONDILLY

An enviable lifestyle OF HISTORIC VILLAGES, MODERN LIVING, RURAL LANDS AND BUSH

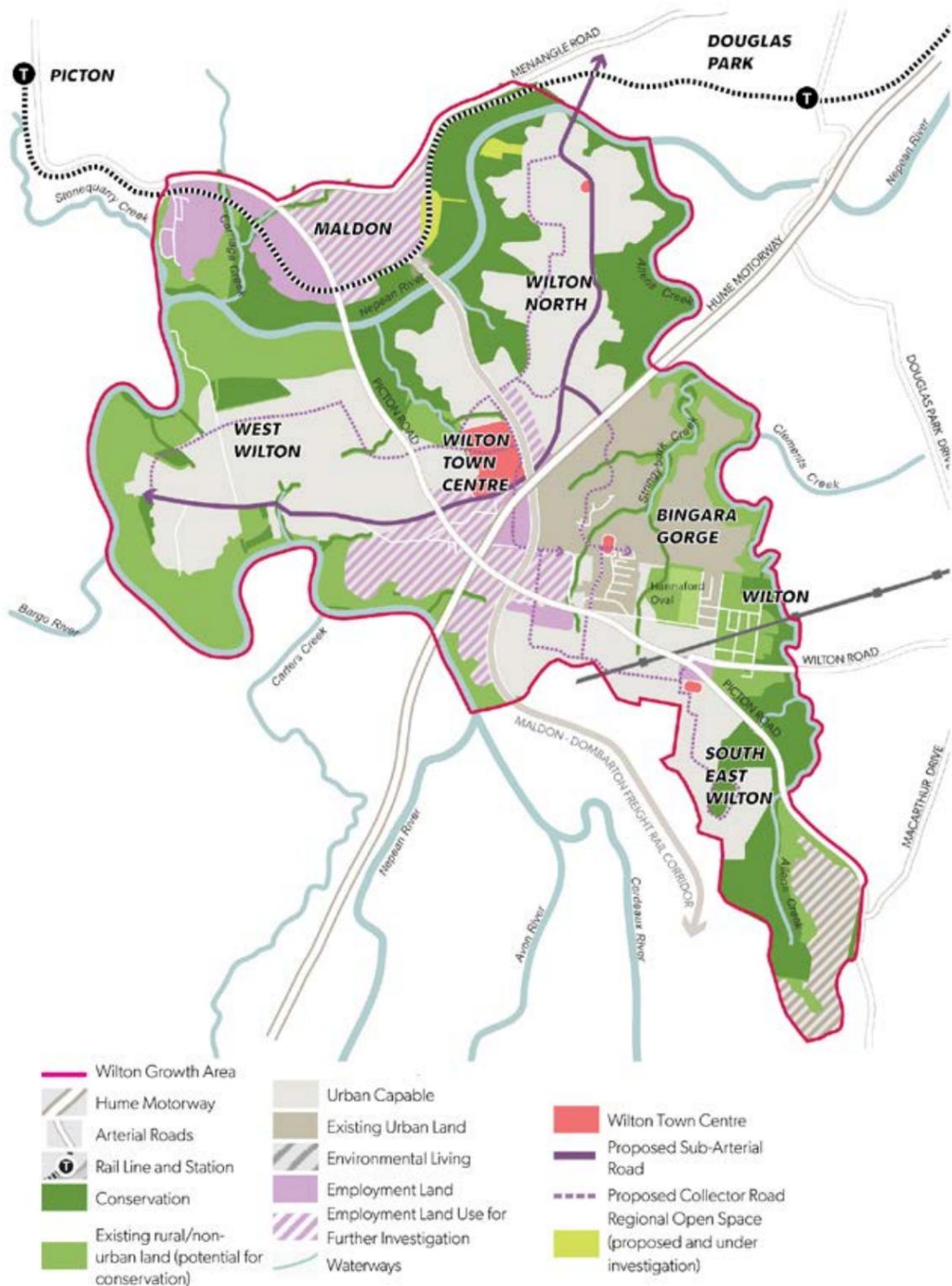


KEY

- Metropolitan Cluster
- Towns and Villages
- Heritage Towns and Villages
- Community Cultural and Civic Centre
- Strategic Centre
- Potential Future Strategic Centre
- Health and Education Precinct
- Schools
- Visitor Destination
- Dams
- Train Station
- Western Sydney International (Nancy-Bird Walton) Airport
- Wilton Growth Area
- Greater Macarthur Growth Area
- Future Employment Area
- Western Economic Corridor
- Trade Gateway
- Metropolitan Rural Area
- National Parks and Protected Catchment Areas
- National Park Visionary
- World Heritage Area
- Waterways
- Koala Corridor
- State Significant Mineral Resources
- Projected Aircraft Noise Zone
- Wollondilly Trek Visionary
- Heritage Rail Line
- The Main Southern Railway Line
- Maldon/Dombarton Passenger Rail Investigation
- Maldon/Dombarton Freight Rail Investigation
- M9 - Outer Sydney Orbital Visionary
- State Transport Connection Visionary
- Council Proposed Transport Connection Visionary
- Picton Bypass
- Main Roads
- Motorway
- State Roads
- Wollondilly Boundary

NOTE: The Structure Plan includes a number of Council priorities that are still subject to further investigation and funding commitment. A number of projects have also been included to align with the Structure Plan included within the Western City District Plan. Routes and stops for some transport corridors/projects are indicative only.

MAP INSET WILTON GROWTH AREA



Source: NSW Department of Planning, Industry and Environment, *Wilton 2040; a Plan for Wilton Growth Area*, September 2018



CONTENTS



WOLLONDILLY'S SPATIAL VISION; *It's a lifestyle*

Structure Plan for Wollondilly	6
Inset Map from Structure Plan for Wollondilly	8



SETTING THE SCENE

About Wollondilly 2040	12
Wollondilly's Place in Greater Sydney	16
Did You Know? Our Region	16
What the Community Told Us	18
How to use Wollondilly 2040	20

OUR THEMES AND PLANNING PRIORITIES



INFRASTRUCTURE AND COLLABORATION

Planning Priority 1 Aligning infrastructure provision with community needs	24
Planning Priority 2 Embracing innovation to enhance liveable, connected and sustainable communities	26
Planning Priority 3 Establishing a framework for sustainable managed growth	28



LIVEABILITY

Planning Priority 4 Creating vibrant, healthy and sustainable communities in our new town Wilton	32
Planning Priority 5 Providing housing options that meet local needs and match the local character of towns and villages	34
Planning priority 6 Embedding health and wellbeing considerations into land use planning for healthy places	40
Planning Priority 7 Cultivating a creative and cultural destination connecting people with places	44
Planning Priority 8 Enhancing vibrant, healthy and sustainable local towns and villages	46



PRODUCTIVITY

Planning Priority 9 Developing the visitor and experience economy by increasing access to natural areas and rural landscapes	72
Planning Priority 10 Attracting Investment and growing local jobs	74
Planning Priority 11 Leveraging greater investment and business opportunities from the Western Sydney	76



SUSTAINABILITY

Planning Priority 12 Valuing the ecological health of Wollondilly's waterways	82
Planning Priority 13 Protecting biodiversity and koala habitat corridors	84
Planning Priority 14 Planning high quality well connected open spaces	86
Planning Priority 15 Delivering an urban tree canopy	90
Planning Priority 16 Enhancing and protecting the diverse values of the Metropolitan Rural Area	92
Planning Priority 17 Planning resource recovery options to serve local and district needs in appropriate strategic locations	94
Planning Priority 18 Living with climate impacts and contributing to the broader resilience of Greater Sydney	96



IMPLEMENTATION

Council's role	100
State and Australian governments	100
Community	100
Monitoring and Reporting	100
Monitoring and Performance	101
Role of Planning Proposals	101
Our Actions	102

GLOSSARY

116

ABOUT WOLLONDILLY 2040

Wollondilly 2040 is our Local Strategic Planning Statement (LSPS). It outlines our vision for land use planning over the next 20 years and applies to all of Wollondilly Shire.

Wollondilly 2040 identifies key planning priorities and actions that focus on protecting and retaining the many elements that make Wollondilly extraordinary. It is also about embracing the future and creating environments that help to make people feel happier and healthier.

The key planning priorities will guide the decisions we need to make to meet our vision for Wollondilly.

Wollondilly 2040 identifies these planning priorities across four themes:

- infrastructure and collaboration
- liveability
- productivity
- sustainability.

This structure allows us to align local planning strategies in a way that focuses on the Shire's places, and how these can be better for the community.

The planning priorities are consistent with our Community Strategic Plan (CSP) *Create Wollondilly 2033*. It responds to and will help achieve the aspirations for the Western Parkland City as articulated in the *Western City District Plan* and aligns work being undertaken through the Western Sydney City Deal.

We have shaped the planning priorities around visuals, maps and statements that set the context and direction for land use decision-making in Wollondilly.

Create Wollondilly 2033 expresses our collective community values and aspirations. These underpin *Wollondilly 2040* and include:

- a quality lifestyle in a rural setting.
- prosperous towns and villages that maintain a rural character and community spirit.
- better roads, infrastructure and transport options.
- a wider range of local services, facilities, community events and activities.
- a growing economy with more local jobs and secondary and tertiary education facilities.
- a protected and enhanced natural environment.
- identification of a future health precinct.
- sustainable and productive agriculture.

The purpose of *Wollondilly 2040* is set by legislation and is to:

- set a 20-year land use vision for Wollondilly
- identify the characteristics that make Wollondilly unique
- recognise the shared values that should be enhanced and maintained
- manage change and direct growth
- identify actions to support the *Western City District Plan*
- support the implementation of *Create Wollondilly 2033*
- set planning priorities and actions to deliver the land use vision
- identify further planning work.

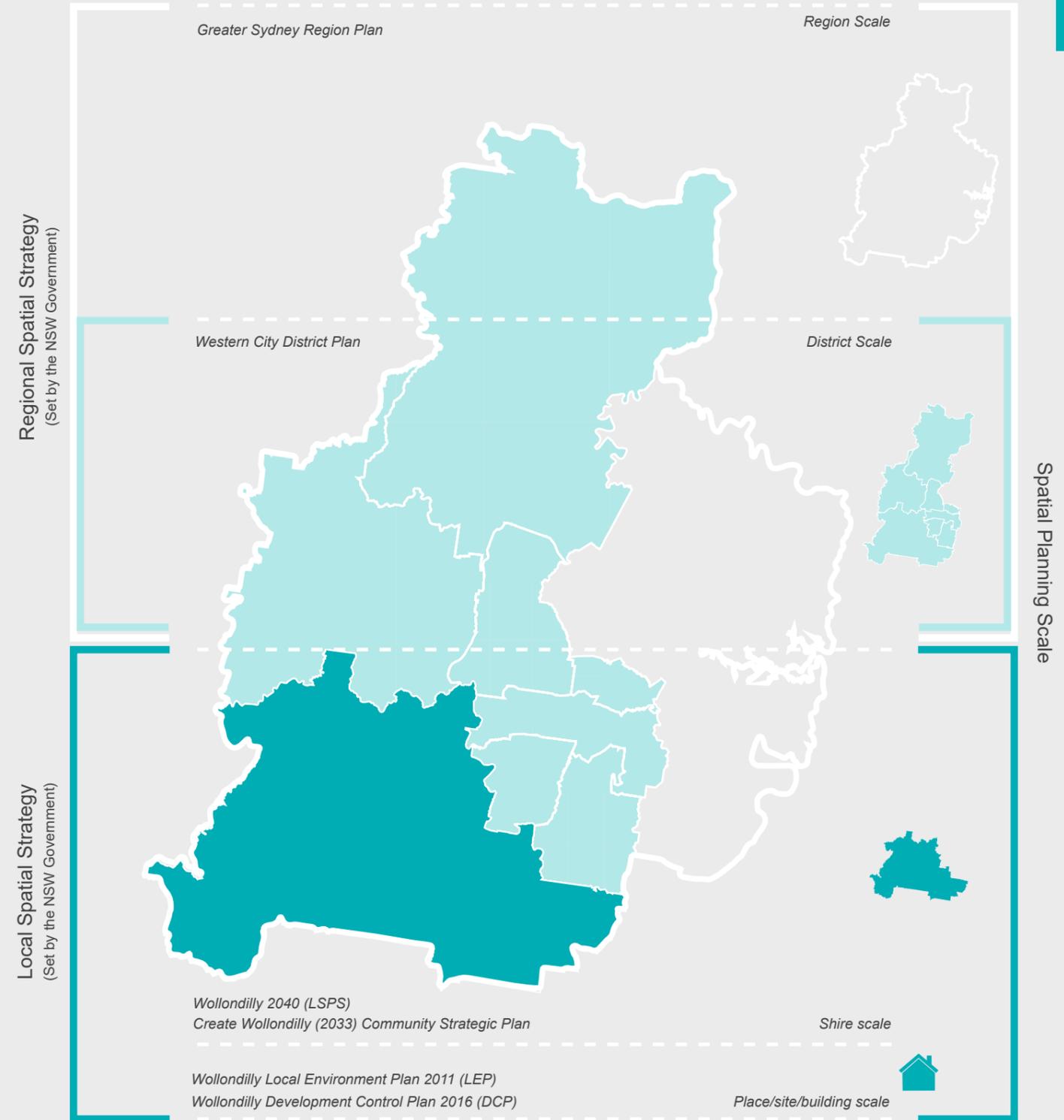


Figure 1: Diagram showing the inter-relationship between regional, district and local planning

WOLLONDILLY'S PLACE IN GREATER SYDNEY

The Wollondilly Local Government Area (LGA) covers approximately 2,560 km², two-thirds of which is national parks and water catchment areas, including parts of the Greater Blue Mountains World Heritage Area. These protected lands are spectacular natural areas with enormous environmental and heritage value.

Outside these protected areas, Wollondilly is a beautiful patchwork of agriculture, rural landscapes, scenic bushland and towns and villages. Neither urban nor rural in the conventional sense, Wollondilly is the transition between the outer edges of Greater Sydney and regional NSW.

The Shire interconnects with the liveability, productivity and resilience of Greater Sydney. It is making an increasing contribution to Sydney's food supply, water and open space – nearly all Greater Sydney's drinking water supply flows through Wollondilly. Maintaining the quality of water is critical to all of Greater Sydney as Wollondilly evolves.

Specific parts of Wollondilly will accommodate the new housing that Greater Sydney needs as the broader population grows. The NSW Government's *Western City District Plan* sets a target for 15,000 new homes in the Wilton Growth Area, representing a new town for Wollondilly. Beyond Wilton, planning for new housing will align with broader policies for sustainable, well-managed growth, so that the right mix of new homes are built in the right places and at the right time.

The NSW Government nominated Greater Macarthur as a growth area that could accommodate approximately 15,000 new homes in Appin. We will continue to advocate that Greater Macarthur should not be developed before appropriate infrastructure is in place.

Wollondilly Shire crosses two areas of traditional land: Dharawal and Gundungurra Country. The Wollondilly area has a significant spiritual connection to the land for the Dharawal and Gundungurra peoples and is remarkably placed at the intersection of these two tribal lands. The Shire is rich in Aboriginal history and the backdrop of gorges, ranges and plains is interwoven with the dreamtime legends of the Dharawal and Gundungurra people. The word Wollondilly is attributed to having two meanings: 'a place where spirits dwell' and 'water trickling over rocks'.

Today the Dharawal and Gundungurra peoples maintain their spiritual connection with the land and water, and practice cultural customs. Wollondilly is rich in Aboriginal artefacts, sacred sites and experiences from thousands of years before European settlement. We all have a responsibility to respect, protect and value this for the generations to come.

Wollondilly's rural landscapes and towns and villages date back to early European settlers who followed the First Fleet's straying cattle to the cowpastures around Menangle and Camden Park. This was the birthplace of modern agriculture in Australia; agriculture has been integral to the development, character, economy and identity of Wollondilly.

The people of Wollondilly are proud of this rural heritage. Consultation for *Create Wollondilly 2033* made it clear that the community values the area as it is now, yet people want more opportunities. Stronger agriculture, tourism, mining, and industry can bring these opportunities.

Wollondilly offers a rural setting close to Sydney and the Illawarra/Shoalhaven beaches; this is unique in the Western Parkland City. However, this can bring challenges:

- growth and development pressures
- loss of agricultural land to urban development, land banking and land fragmentation
- conflicts between rural and urban land uses
- limited infrastructure and services
- limited employment opportunities.

Careful management and protection of Wollondilly's environmental, economic and social values will underpin the resilience and functionality of Greater Sydney.

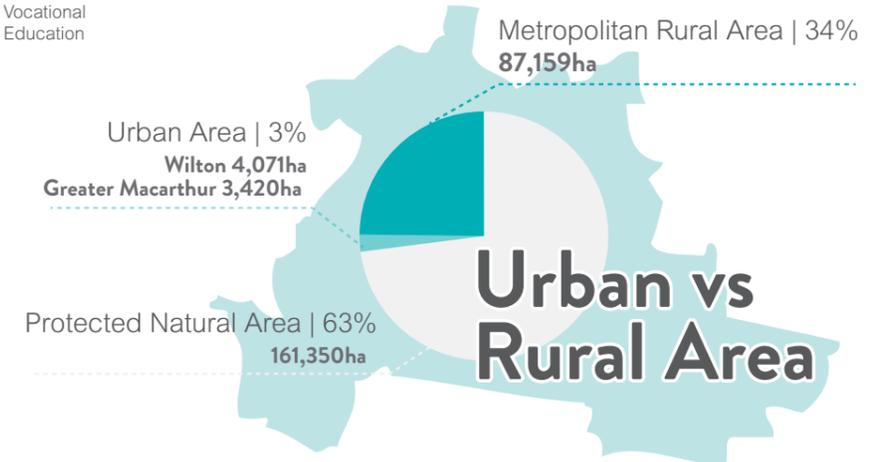
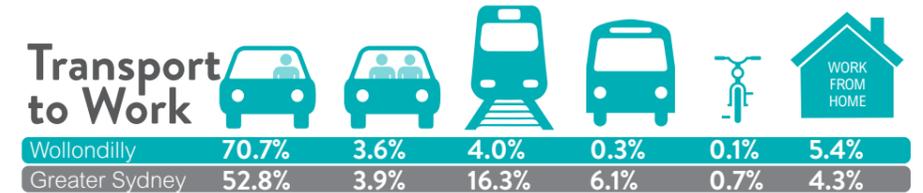
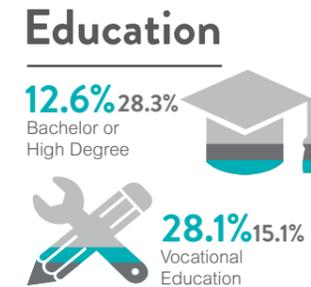
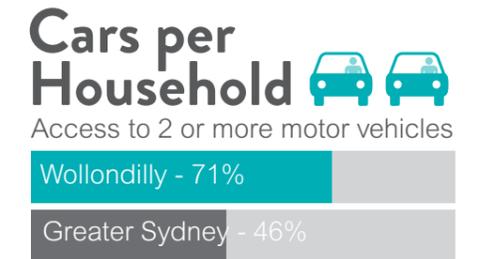
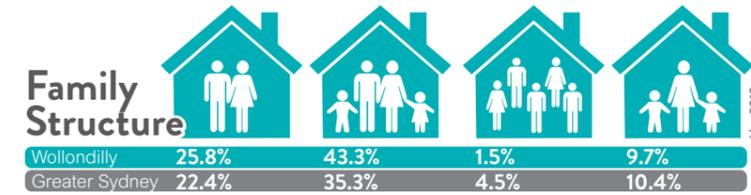
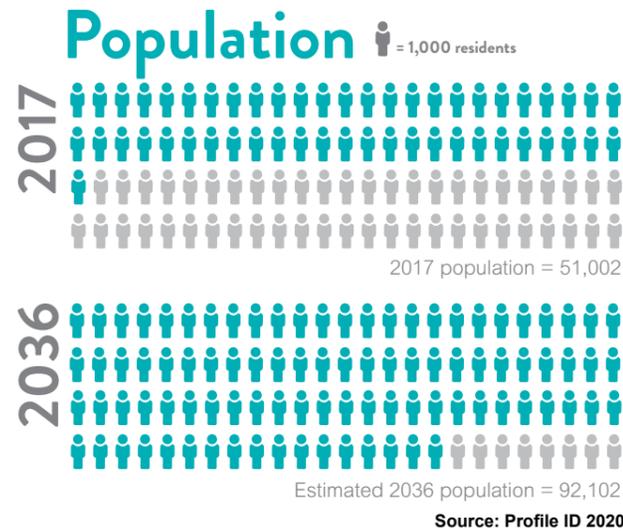
Every decision that we make as a Council, and that the NSW Government makes that influences the Shire, will be guided by *Wollondilly 2040*.



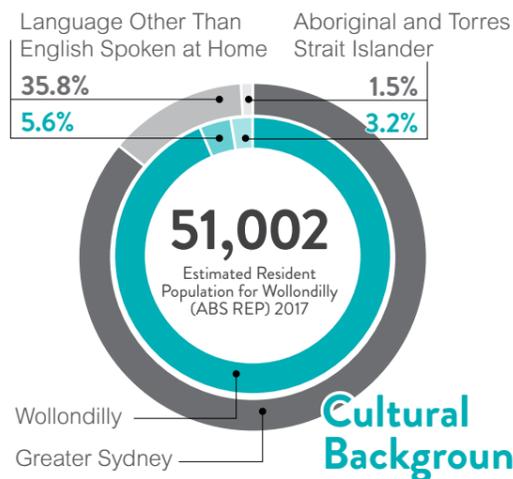
DID YOU KNOW? OUR REGION

- Wollondilly
- Greater Sydney

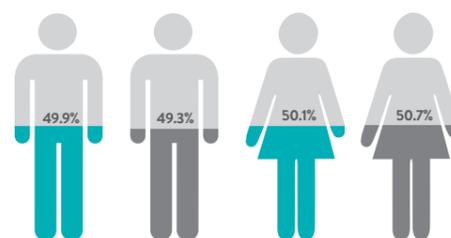
Life Expectancy Wollondilly vs Greater Sydney



Avoidable Deaths from road traffic injuries Wollondilly vs Greater Sydney



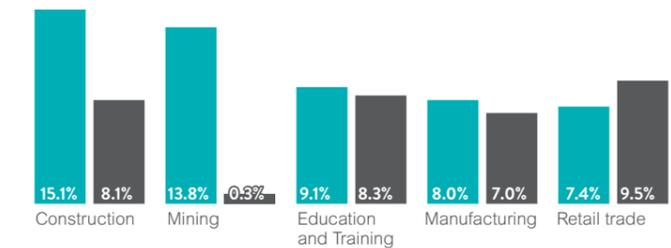
Gender Profile Wollondilly vs Greater Sydney



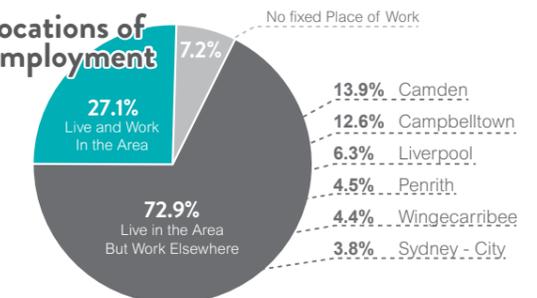
Top 5 Industries We Work in



Top 5 Industries in the Shire



Locations of Employment



WHAT THE COMMUNITY TOLD US

COMMUNITY AND STAKEHOLDER FEEDBACK

We reviewed nine consultations over five years including submissions, meeting minutes, engagement outcome reports and survey results.

Topics included district and regional planning; infrastructure; land rezoning; disability, inclusion and access; and community planning.

We sought community feedback through the public exhibition and community engagement for the draft Wollondilly 2040.

PLACE VALUE

We reviewed 984 responses to the PlaceScore survey to identify what people care about and value in local places across Wollondilly.

The survey was undertaken between 14 February and 25 March 2019.

KEY ISSUES

We engaged with 14 community advisory committees, first to understand community attitudes to rural industries, youth, transport, inclusion and access, heritage, economic development, tourism, and minerals, energy resources, environment and waste; second, to present and discuss Wollondilly 2040 and hear directly from our key advisors.



RURAL SETTING

People love Wollondilly's village feel, and value the agricultural capability of the area



SPACES TO LIVE AND TO PLAY

People are attracted to Wollondilly's wide open spaces and lifestyle opportunities that they can afford.



HERITAGE

The community cherishes the Shire's connections to the past, visible and invisible, Aboriginal and European, and the visual character created by heritage items. Heritage preservation is important to the community.



CULTURAL OPPORTUNITIES

Many residents would like more places to socialise, particularly in the evening – places such as bars, restaurants, cinemas, live music venues and function centres.



SUSTAINABILITY

There is a growing awareness and desire for more sustainable ways of living. People are interested in solar power, water conservation, effective recycling, and trees in urban settings to mitigate heat island effect.



LOCAL HEALTH CARE SERVICES

As the population grows, residents want more health care services in the Shire, including a hospital and more aged care facilities.



LANDSCAPE AND NATURE

The natural environment and rural landscape are major drawcards for the community. People want these areas to be protected and they want to be able to access them more easily.



TRANSPORT AND CONNECTIVITY

Residents want more infrastructure and public transport throughout the Shire and to major hubs; more opportunities for walking, cycling, mobility access; and better roads.



LOCAL JOBS AND BUSINESSES

There are few employment opportunities in Wollondilly and most residents leave the Shire for work. People like locally owned businesses and local jobs and services. There is growing interest in tourism and the visitor economy.



SAFETY

Wollondilly's strong sense of community makes people feel safe and secure.



EDUCATION

Residents want more education options, including more high schools, a TAFE, and better links to universities.



BUSH, WATER AND A CHANGING CLIMATE

The bush setting and water supply challenges require responses to the changing climate and predicted extreme weather, bushfires and drought.

HOW TO USE WOLLONDILLY 2040

Wollondilly 2040 provides:

- a vision for land use planning over the next 20 years
- an overall structure plan
- planning priorities
- actions for each planning priority
- details on implementation and monitoring.

Eighteen planning priorities will shape how we achieve Wollondilly's land use vision under four themes.

Actions under each planning priority are the direct responsibility of Council and may require us to build a new asset, prepare a study, or update a policy. These are either short (0-5 years), medium (5-10 years) or long term (10+ years) priorities that combine current, committed and non-funded work. Unfunded actions will be subject to bids for future funding.

In addition, each planning priority contains a list of commitments under a heading of 'Council will'. These are the items that we will seek to achieve through advocacy, partnerships or by prioritising the right outcomes where we are not the responsible authority.

Wollondilly 2040 will inform all land use and development decisions. Any decisions that require us to evaluate growth impacts or changes to land uses in Wollondilly will need to address relevant planning priorities.

THEMES AND PLANNING PRIORITIES



INFRASTRUCTURE & COLLABORATION

Planning Priority 1

Aligning infrastructure provision with community needs

Planning Priority 2

Embracing innovation to enhance liveable, connected and sustainable communities

Planning Priority 3

Establishing a framework for sustainable managed growth



LIVEABILITY

Planning Priority 4

Creating vibrant, healthy and sustainable communities in our new town in Wilton

Planning Priority 5

Providing housing options that meet local needs and match the local character of towns and villages

Planning Priority 6

Embedding health and wellbeing considerations into land use planning for healthy places

Planning Priority 7

Cultivating a creative and cultural destination connecting people with places

Planning Priority 8

Enhancing vibrant and sustainable local towns and villages



PRODUCTIVITY

Planning Priority 9

Developing the visitor experience and economy by increasing access to natural areas and rural landscapes

Planning Priority 10

Attracting investment and growing local jobs

Planning Priority 11

Leveraging greater investment and business opportunities from the Western Sydney International (Nancy-Bird Walton) Airport



SUSTAINABILITY

Planning Priority 12

Valuing the ecological health of Wollondilly's waterways

Planning Priority 13

Protecting biodiversity and koala habitat corridors

Planning Priority 14

Planning high quality well connected open spaces

Planning Priority 15

Delivering an urban tree canopy

Planning Priority 16

Enhancing and protecting the diverse values of the Metropolitan Rural Area

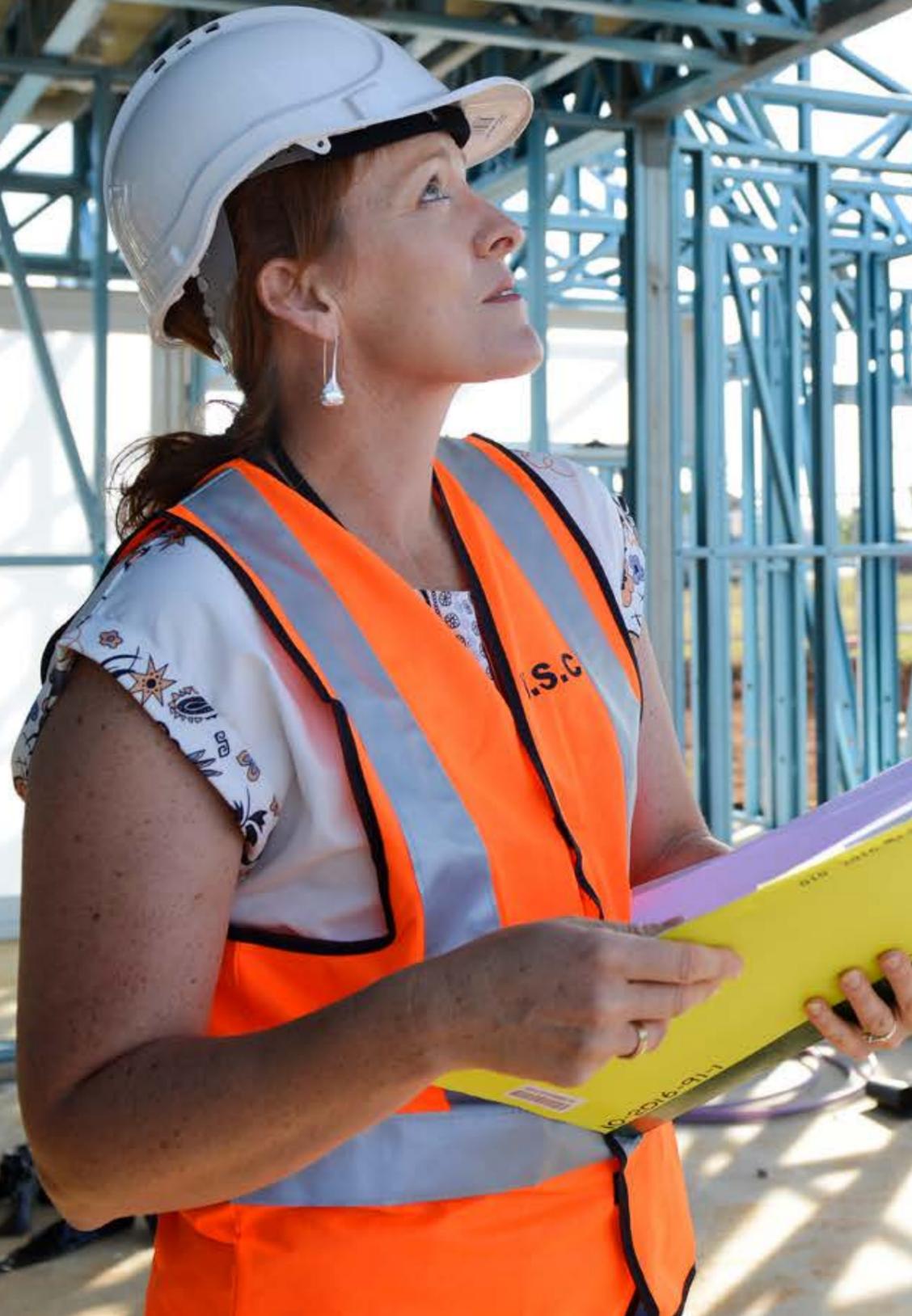
Planning Priority 17

Planning resource recovery options to serve local and district needs in appropriate strategic locations

Planning Priority 18

Living with climate impacts and contributing to the broader resilience of Greater Sydney

INFRASTRUCTURE AND COLLABORATION



PLANNING PRIORITY 1 Aligning infrastructure delivery with community needs

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W1. Planning for a city supported by infrastructure W2. Working through collaboration W3. Providing services and social infrastructure to meet people's changing needs	Strategy GR8 Advocacy Strategy IN1 Improve the Condition of our Road Network Strategy IN2 Provision of Infrastructure and Facilities Strategy IN3 Manage Infrastructure and Facilities Strategy IN5 Advocacy Strategy CO3 Social Planning	Objective 5. Innovative approaches to planning and delivery of housing.

PLANNING PRIORITY 2 Embracing innovation to enhance liveable, connected and sustainable communities

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W1. Planning for a city supported by infrastructure W2. Working through collaboration	Strategy GR3 Economic Development and Tourism Strategy EN6 Sustainable practices Strategy CO4 Engagement and Communication	Objective 1. Realising the 30-minute city by delivering public transport for the Western Parkland City

PLANNING PRIORITY 3 Establishing a framework for sustainable managed growth

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W1. Planning for a city supported by infrastructure W5. Providing housing supply, choice and affordability, with access to jobs, services and public transport W16. Protecting and enhancing scenic and cultural landscapes W17. Better managing rural areas	Strategy GR1 Growth Strategy GR8 Advocacy	Objective 1. Realising the 30-minute city by delivering public transport for the Western Parkland City

PLANNING PRIORITY 1

ALIGNING INFRASTRUCTURE PROVISION WITH COMMUNITY NEEDS

We are committed to providing services for residents and visitors as Wollondilly enters a period of change, including Wilton's transformation into a new vibrant town. We will proactively plan for infrastructure so that it is in place as the population increases.

As Wollondilly evolves, servicing existing and new residents will be a challenge and an opportunity for a growing organisation. Our efforts to provide access to services for the whole community acknowledges the constraints that the legislative framework for development contributions places on the provision of local infrastructure.

For example, development contributions can only help to fund local infrastructure classed essential by the NSW Government. This often means infrastructure like community facilities, libraries and neighbourhood centres that are critical for people to learn, socialise and interact with their community are not always funded by developer contributions.

Our ability to provide adequate infrastructure correlates with how development areas are planned and prioritised. Demand for development outside nominated growth areas is increasing and we are assessing several related planning proposals. Being able to lead both the amount and location of growth through cohesive, evidence-based studies and strategies will ensure development is consistent with our vision for the Shire.

Any development must be planned and sequenced to allow appropriate planning for roads, parks and community facilities. We will not support planning proposals that do not fit within a sustainable framework for growth informed by our:

- local housing strategy
- rural lands strategy
- centres strategy
- employment lands study.

Our efforts to identify works and services needed as part of a Shire-wide development contributions plan aim to align the planning for local infrastructure and State infrastructure. State infrastructure is regionally significant infrastructure that the NSW Government collects development contributions for in Picton, Tahmoor, Thirlmere and Wilton.

Council will:

- Work with Transport for NSW to agree on priority transport infrastructure for Wollondilly to 2040, including:
 - high quality public transport routes for Wilton and our major villages
 - the preferred route for a Picton bypass
 - road upgrades to improve network efficiency and safety, including Picton Road
 - a safer road network for the community
 - the Outer Sydney Orbital (M9) proposal
- Advocate for infrastructure and connections to the Aerotropolis to facilitate agribusiness and tourism
- Partner with Sydney Water, Transport for NSW and Department of Planning, Industry and Environment to identify and build major infrastructure
- Advocate for secondary and tertiary education facilities such TAFE and University
- Work with the Department of Education and the Office of Sport to identify joint use projects such as shared open space
- Help to implement the Greater Sydney sport infrastructure plans, once released
- Investigate innovative options such as partnerships to fund local infrastructure
- Continue to engage with the community as needs change
- Provide a holistic asset delivery approach, including understanding lifecycle costs to secure long-term value for money
- Plan for infrastructure that responds to new technology and market forces
- Advocate for legislative reform around development contributions
- Advocate for a health precinct in Wilton
- Assist in the implementation of the Greater Sydney Sports Infrastructure Plan (once released)



ROADS, PATHS AND OUTDOOR AREAS



Source: Create Wollondilly 2033; Community Strategic Plan

ACTION	TIMEFRAME
1.1 Negotiate and settle appropriate voluntary planning agreements that derive public benefits from the development process	Ongoing
1.2 Ensure the provision of infrastructure under planning agreements	Ongoing
1.3 Ensure the provision of local infrastructure through works programming, development applications, neighbourhood plans and planning proposals	Ongoing
1.4 Complete a development contributions plan for Wollondilly, including Wilton, to determine current and future local infrastructure needs	Short
1.5 Ensure works programming coordinates and prioritises infrastructure provision with growth and development	Short
1.6 Prepare a 20-year Wollondilly transport plan outlining the priority transport needs for the Shire	Short
1.7 Amend <i>Wollondilly Local Environmental Plan 2011</i> (Wollondilly LEP) to protect land as required under the <i>Picton Town Centre Transport Investigation 2026</i>	Short
1.8 Review the regional transport model	Short
1.9 Implement the outcomes of the <i>Picton Town Centre Transport Investigation 2026</i>	Short/medium
1.10 Prepare a precinct transport study and master plan that considers the movement and place framework outlined in <i>Future Transport 2056</i> for <ul style="list-style-type: none"> • Tahmoor • Warragamba and Silverdale 	Long
1.11 Review our policies and framework for development contributions to achieve greater community net benefit	Ongoing
1.12 Continue to plan for and provide social infrastructure including public meeting spaces, sporting facilities, community centres and libraries	Ongoing

PLANNING PRIORITY 2

EMBRACING INNOVATION TO ENHANCE LIVEABLE, CONNECTED AND SUSTAINABLE COMMUNITIES

Smart technology benefits productivity, sustainability and people's lives. It will change how people work, use transport, gain qualifications or access health services; it will influence where businesses locate, or how much energy is used in streets and homes.

As a Council, we will become a smart community leader by embracing opportunities to use information communication technologies and data to be more efficient, solve challenges and create opportunities in the Shire's towns, villages and localities. This will be driven by our *Smart Shire Strategy*.

At present, some areas in Wollondilly experience poor internet and mobile connections, which limits broader participation. With improved digital connectivity, we can overcome the area's physical distance to education and open up access to employment and health services.

A smart community will require different approaches in different areas. For example:

- **Smart from the start:** We can be smart from the start when planning for new residential and employment areas in and around towns and villages. New buildings, streets, street furniture, public spaces, subdivisions, precincts and towns will be planned and developed to align with the servicing and connectivity needs of new technologies.

- **Getting smarter in existing areas:** In existing areas, we can pilot and integrate different technologies such as electric vehicle charging stations, sensor networks for water and air quality or smart working hubs.
- **Digital engagement:** We can use smart technology to encourage more people to participate in land use planning, from accessing property information and engaging in decision-making through to creating virtual town models.

Council will:

- Examine options to locate smart work hubs in public buildings or underutilised properties
- Work with relevant stakeholders to provide electric vehicle charging points
- Advocate for improved internet connectivity across Wollondilly
- Participate in the development and project initiatives in the Western Sydney City Deal including the Digital Action Plan and Smart Cities Program
- Participate and contribute to the NSW Digital Twin proof of concept project for the Western Parkland City

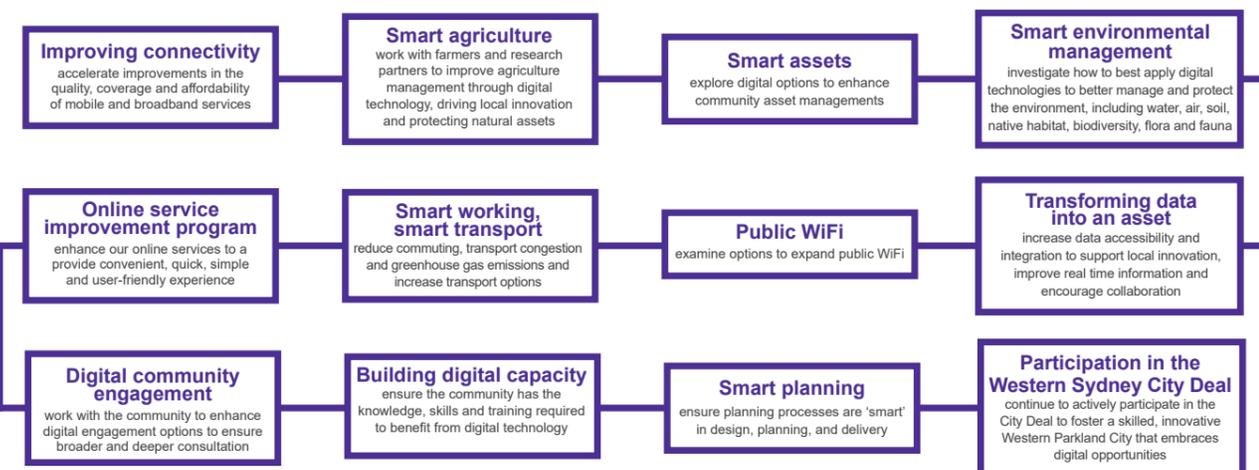


Figure 2: Smart Shire Strategy priorities

IMPROVED HEALTH SERVICES

- Video consultation clinics enable Wollondilly residents to access specialist services outside the Shire via video consultation
- Telemonitoring enable Wollondilly residents to use electronic monitoring tools to perform routine tests and send the data to their GP in real time. Providing health services to people with chronic conditions, helping them to stay out of hospital.

ENHANCED LOCAL AMENITY

- Use of autonomous vehicles and smart bins can assist in maintaining Wollondilly's towns and villages. For example, autonomous mowing would increase safety, lead to cost and time efficiencies and would enable Council's area maintenance staff to focus on other important horticultural projects.
- Integration of technology, such as wifi benches, within open space planning could ensure greater access to the internet and create new collaborative spaces.
- Smart bins can enable more efficient waste collection where sensors measure how full bins are.

WORKING SMARTER

- Smart work hubs can provide flexible working opportunities through shared working and collaboration spaces. These alternative work spaces help avoid lengthy travel times to and from work.
- Opportunities to locate smart work hubs in public buildings or underutilised properties are being explored.
- Modern libraries are more than just books and will increasingly make a significant contribution to learning and new forms of creative production. For example, Wollondilly Library informally provides a space for local businesses to develop and grow.

SMARTER LAND USE PLANNING

- Digital real-world models, or a 'twin' of our towns and communities can enable better planning, design and modelling for future needs.
- A digital twin is being developed for the Western Parkland City.

GREATER CITIZEN ENGAGEMENT

- Residents are able to view Wollondilly's Ordinary Council Meetings live from their home or at a later time.
- Webcasting is just one way Council is modernising local democracy and encouraging transparency of decision making and community participation.
- Wollondilly's eCouncil page provides digital access to development application information.

BETTER ENVIRONMENTAL MANAGEMENT

- Wireless networks of sensors are used for remote monitoring to provide real time information. Sensor networks can assist in the collection of information related to air quality (including heat), wildlife movement and agricultural management
- Initial projects to measure the use and value of infrastructure and to monitor water quality.

MORE EFFICIENT STREET LIGHTING

- Reducing energy and maintenance costs and the potential for additional services that enhance city and town safety, functionality and quality of life.
- Pilot project for Walton Street Car Park, Picton incorporates street lighting using smart technology to improve community safety.
- Now required for new housing areas.

Figure 3: Examples of opportunities and use of smart technology in Wollondilly

ACTION	TIMEFRAME
2.1 Review the <i>Wollondilly Smart Shire Strategy</i>	Short
2.2 Develop a policy around technology requirements for new development	Short
2.3 Transition PDF LEP maps to digital maps	Short
2.4 Incorporate smart technology engineering specifications, developed through the Western Sydney Planning Partnership, into our design specifications and <i>Wollondilly Development Control Plan 2016 (DCP)</i>	Short
2.5 Pilot a smart street lighting project at Walton Street, Picton	Short
2.6 Establish the Smart Working Hub	Short

See also action 12.7 under Planning Priority 12 (water quality sensor network)

PLANNING PRIORITY 3

ESTABLISHING A FRAMEWORK FOR SUSTAINABLE MANAGED GROWTH

Wollondilly's bush, rural lands, and local towns and villages are well valued and must be protected in the context of unprecedented growth. We will take a proactive role in influencing sustainable outcomes for the new town in Wilton and the Greater Macarthur Growth Area.

Wollondilly's contribution to Greater Sydney's housing supply will predominately occur in the Wilton Growth Area. In 20 to 30 years, Wilton will transform into a major new centre with 15,000 homes and space for 15,000 jobs. We will continue to advocate for a diversity of jobs and housing, new infrastructure, environmental protection, public transport, and social and community facilities.

Greater Macarthur Growth Area incorporates Glenfield to Macarthur as urban renewal precincts and Appin as a land release precinct. The NSW Government declared Greater Macarthur as a growth area in 2019 and is a state-led strategic planning project. The Minister has committed to planning the growth area in collaboration with Wollondilly and Campbelltown Council to assist in finalising Greater Macarthur 2040. The designation as a growth area seeks to spur on investment in education, jobs, recreation and housing while conserving key koala habitats.

It is noted that the interim Greater Macarthur plan identifies potential land uses outside the growth area boundary. At this stage, Council is not supportive of land use decisions outside the declared growth area boundary.

The Department of Planning, Industry and Environment released Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area in 2018. This plans for approximately 15,000 new homes in Appin.

These plans mean there are two State Government declared growth areas in Wollondilly. This presents challenges for Council and State agencies, given the need to plan for, fund and build infrastructure across a geographically dispersed area. It is Council's position that without the early identification, planning for and

commitment to infrastructure in Appin, any planning proposals would be inappropriate.

For example, the completion of the planning for the Outer Sydney Orbital and the making of the Cumberland Plain Conservation Plan will be critical to sustainable, managed growth in Appin. For this reason, we see Appin as a long-term prospect and will continue to advocate for Wilton as the priority growth area before land is released for development in Appin.

Appin's development will require:

- major investment in transport and social infrastructure
- conservation of natural vegetation and protection of koalas
- integrated water and wastewater management
- connected, walkable and cycling friendly places
- public open spaces
- access to jobs, education, health and services.

We will continue to work with the NSW Government to undertake long-term planning and studies and to secure a commitment for investment in critical infrastructure and sustainable outcomes.

Outside these identified growth areas we will protect rural land, landscapes and sensitive environments by:

- supporting existing industries including agriculture and preserving land for further investment
- minimising the fragmentation of rural lands
- avoiding land use conflicts with industries.

We will only support development in and around existing towns and villages if there is an identified need and if development meets all the following criteria:

- it respects the character, setting and heritage of the town or village.
- it will demonstrably support the town or village's economic and social sustainability.
- there are environmental benefits or no negative effects.
- rural lands that separate towns are retained.
- an infrastructure plan to support and take account of cumulative growth to be agreed upon prior to rezoning.

Council is working towards establishing a robust evidence base that will guide suitable locations for growth. Studies like the rural lands strategy and local housing strategy will inform future decisions to rezone land. It is our expectation that this evidence base will be used to guide decisions made by Council and Planning Panels.

Sustainable local growth also includes infrastructure planning, including wastewater and potable water solutions. We will partner with Sydney Water to identify and plan for long-term servicing.

We will ensure any long-term growth is well tested and robustly planned so that development in Wollondilly is appropriate, to the right scale and planned for at the right time.

Local Growth in the Metropolitan Rural Area

Local growth refers to the amount of housing necessary to meet the needs of the community and is not at the same scale as the growth areas. Additional housing in Wollondilly's towns and villages is not required to meet regional or district scale demand for residential growth.

Local growth in our towns and villages will be guided by the principles of the Metropolitan Rural Areas established by the Western City District Plan and our:

- local housing strategy
- rural lands strategy
- centres strategy
- employment lands study.

The local housing strategy will set local growth targets for Wollondilly, consistent with the *Western City District Plan*. These targets will be different for each town and village and will depend on land capability.

Until the local housing strategy is completed, we will not support new planning proposals for housing in the Metropolitan Rural Area.

Council will:

- Continue to collaborate with State agencies for sustainable long-term growth solutions
- Advocate for better planning for Wollondilly
- Advocate for further testing of housing numbers in Greater Macarthur 2040
- Support rural land and rural industries
- Limit local growth in existing towns and villages
- Advocate for better connections between Appin and Campbelltown and Appin and Wilton, including the replacement of the single and constrained connection of Broughton Pass
- Work with Sydney Water to find long-term serving solutions for wastewater disposal and potable water
- Develop interim measures to address the lack of capacity in Picton Wastewater Scheme and Water Recycling Plant
- Participate in planning for new jobs with the Greater Sydney Commission and City Deal councils
- Work with Transport for NSW to support and implement travel behaviour change programs
- Advocate for public transport to encourage walking and cycling, and reduce car use

ACTION	TIMEFRAME
3.1 Actively participate in planning for growth areas in Wollondilly	Ongoing
3.2 Develop a mechanism to track development so that decision-making is informed by current and emerging development trends	Short
See also action 5.1 under Planning Priority 5 (local housing strategy)	
See also action 8.1 under Planning Priority 8 (centres strategy)	
See also action 10.2 under Planning Priority 10 (employment lands study)	
See also action 16.3 under Planning Priority 16 (rural lands strategy)	

LIVEABILITY



PLANNING PRIORITY 4 Creating vibrant, healthy and sustainable communities in our new town in Wilton

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
<p>W5. Providing housing supply, choice and affordability, with access to jobs, services and public transport</p> <p>W9. Growing and strengthening the metropolitan cluster</p> <p>W11. Growing investment, business opportunities and jobs in strategic centres</p>	<p>Strategy GR5 Wilton New Town</p> <p>Strategy IN5 Advocacy</p> <p>Strategy GR3 Economic Development and Tourism</p>	<p>Objective 1. Realising the 30-minute city by delivering public transport for the Western Parkland City</p> <p>Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment</p> <p>Objective 5. Innovative approaches to planning and delivery of housing.</p>

PLANNING PRIORITY 5 Providing housing options that meet local needs and match the local character of towns and villages

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
<p>W5. Providing housing supply, choice and affordability, with access to jobs, services and public transport</p>	<p>Strategy GR1 Strategy GR1 Growth</p> <p>Strategy GR4 Liveable Communities</p> <p>Strategy CO3 Social Planning</p>	<p>Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment</p> <p>Objective 5. Innovative approaches to planning and delivery of housing.</p>

PLANNING PRIORITY 6 Embedding health and wellbeing considerations into land use planning for healthy places

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
<p>W3. Providing services and social infrastructure to meet people's changing needs</p> <p>W4. Fostering health, creative, culturally rich and socially connected communities</p>	<p>Strategy CO2 Health and Wellbeing</p> <p>Strategy GR4 Liveable Communities</p> <p>Strategy GR5 Wilton New Town</p>	<p>Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment</p>

PLANNING PRIORITY 7 Cultivating a creative and cultural destination connecting people with places

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
<p>W4. Fostering health, creative, culturally rich and socially connected communities</p>	<p>Strategy GR4 Liveable Communities</p> <p>Strategy CO4 Engagement and Communication</p>	<p>Objective 3. Skilling our residents in the region and initiating new education opportunities</p> <p>Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment</p>

PLANNING PRIORITY 8 Enhancing vibrant, healthy and sustainable local towns and villages

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to <i>Create Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
<p>W6. Creating and renewing great places and local centres, and respecting the District's heritage</p> <p>W7. Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</p>	<p>Strategy GR2 Built Environment</p> <p>Strategy GR4 Liveable Communities</p> <p>Strategy CO1 Strong Community</p> <p>Strategy CO3 Social Planning</p> <p>Strategy CO4 Engagement and Communication</p>	<p>Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment</p>

PLANNING PRIORITY 4

CREATING VIBRANT, HEALTHY AND SUSTAINABLE COMMUNITIES IN OUR NEW TOWN IN WILTON

The Department of Planning, Industry and Environment prepared *Wilton 2040 A Plan for the Wilton Growth Area*, the guiding document for the transformation of Wilton Growth Area. The NSW Government led rezoning of land in the South East Wilton and Wilton North precincts and a draft State Infrastructure Contributions Plan have been prepared. This work sets the structure for the area's transformation across six precincts.

Planning on the fringe of Greater Sydney comes with challenges, including limited infrastructure, employment opportunities, social services and public transport. However, we are determined to create a great new town at Wilton through a holistic master planned approach to development, a refined master plan for the remainder of the Wilton Growth Area and our continued efforts to achieve a commitment from the NSW Government to address gaps in planning, policy, services and infrastructure as new houses and neighbourhoods are created.

Outstanding environmental outcomes will be essential. For example, the draft Wilton Development Control Plan sets a target for 40% tree canopy cover. A health precinct should also be provided to support the community; however, we are yet to identify a preferred location.

The Wilton Health Precinct will bring together a range of patient centred health facilities and professionals such as doctors, physiotherapists, psychologists, dieticians, dentists, pharmacists, and pathologists. The precinct has the potential to service the wider Wollondilly community across all stages of life.

Wilton is an opportunity for the Wollondilly community to gain great new facilities and services, locally. We will continue to partner with the NSW Government and advocate for:

- effective public transport, including electrified rail
- a new health precinct
- a cohesive and connected pedestrian and cycling movement network
- strong social connection and community participation
- efficient water use and reuse
- effective wastewater servicing

- an extensive tree coverage
- the protection of native animals and implementation of a koala conservation strategy
- preservation and protection of significant vegetation through the Cumberland Plain Conservation Plan
- protection and promotion of waterway health
- growth of and access to healthy food
- embedding of innovative technology
- local jobs for residents
- efficient energy consumption for buildings, focused on orientation and design.

The NSW Government must plan for and invest in public transport, regional pedestrian infrastructure, district roads, district open space, health and education facilities and emergency services as Wilton develops. We will continue to advocate strongly for infrastructure to be in place before further land is released for housing.

Council will prepare a sequencing and infrastructure plan in collaboration with the NSW Government for the remainder of the Wilton Growth Area including South East Wilton, Maldon and West Wilton precincts. The sequencing and infrastructure plan is required prior to further rezoning of land for housing.

Council will:

- Shape a great new town in Wilton together with the NSW Government
- Advocate for appropriate and well timed infrastructure and servicing solutions
- Collaborate with DPIE on the Wilton Green Plan
- Advocate for the Cumberland Plain Conservation Plan to be finalised
- Advocate to and collaborate with the NSW Government for Wilton's town centre and employment lands precinct
- Work with all relevant stakeholders to achieve a great new town
- Advocate to the Australian Government for investment in telecommunications and digital connections
- Help to encourage walking and cycling for short trips within centres by designing local streets as low speed, low traffic and low stress environments for all users

DID YOU KNOW? WILTON



43,288 PEOPLE



2 PRIMARY SCHOOLS (PART FUNDED BY SIC)



45,000 DOMESTIC WASTE COLLECTION BINS



10 PLAYING FIELDS



10 PLAYING FIELDS



12 KM OF ARTERIAL ROADS



A LEISURE CENTRE



A COMMUNITY AND HEALTH FACILITY (PART FUNDED BY SIC)



A LIBRARY



BUS DEPOT



1 K-12 SCHOOL (PART FUNDED BY SIC)



FIRE AND RESCUE SERVICE STATION (PART FUNDED BY SIC)



AN ESTIMATED 295 KILOMETRES OF LOCAL ROADS



10KM OF SUB-ARTERIAL ROADS



28 LOCAL AND NEIGHBOURHOOD PARKS

Source: Wollondilly Shire Council, *Draft Wollondilly Contributions Plan, 2019* & Department of Planning, Industry and Environment, *Draft State Infrastructure Contributions Plan*.

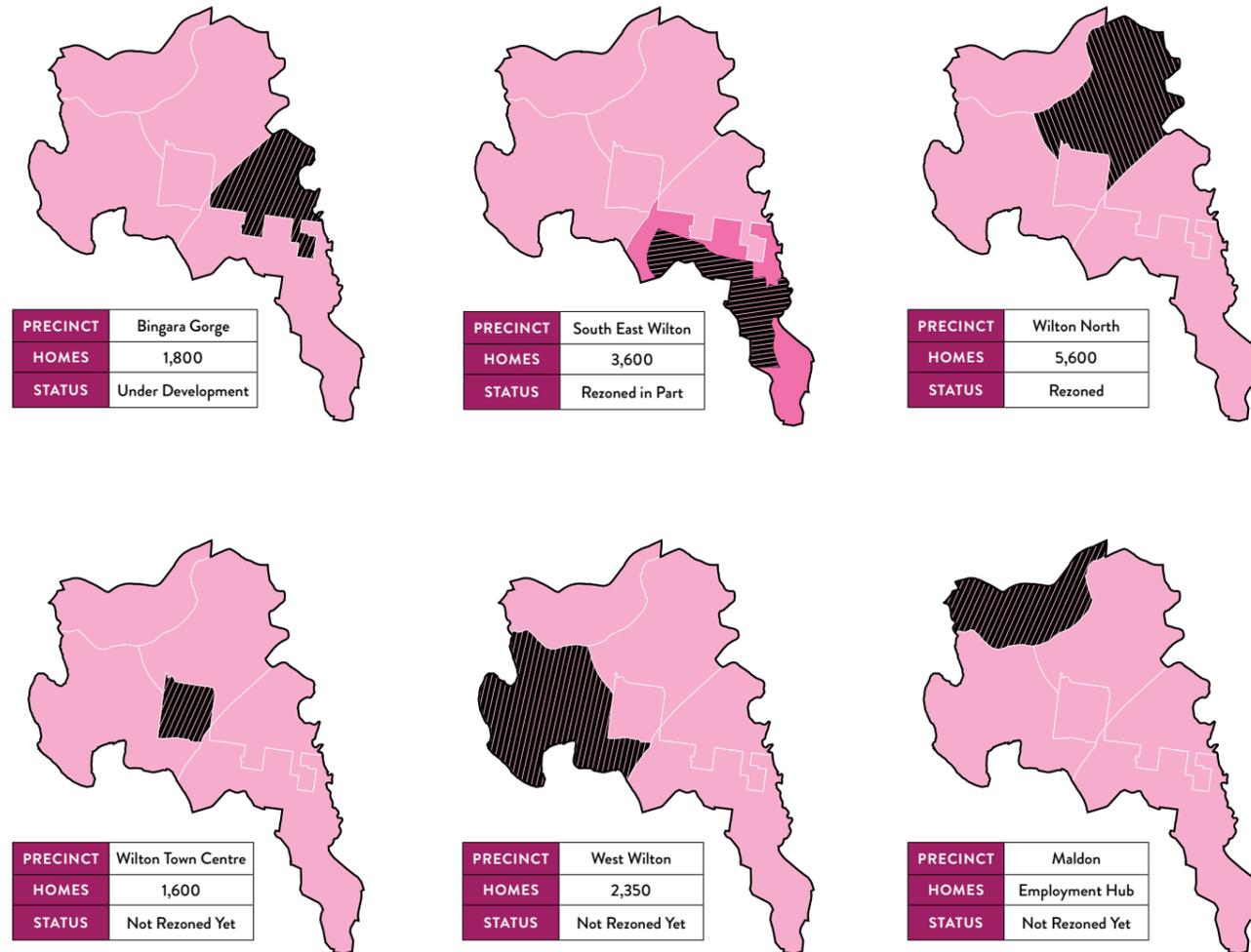
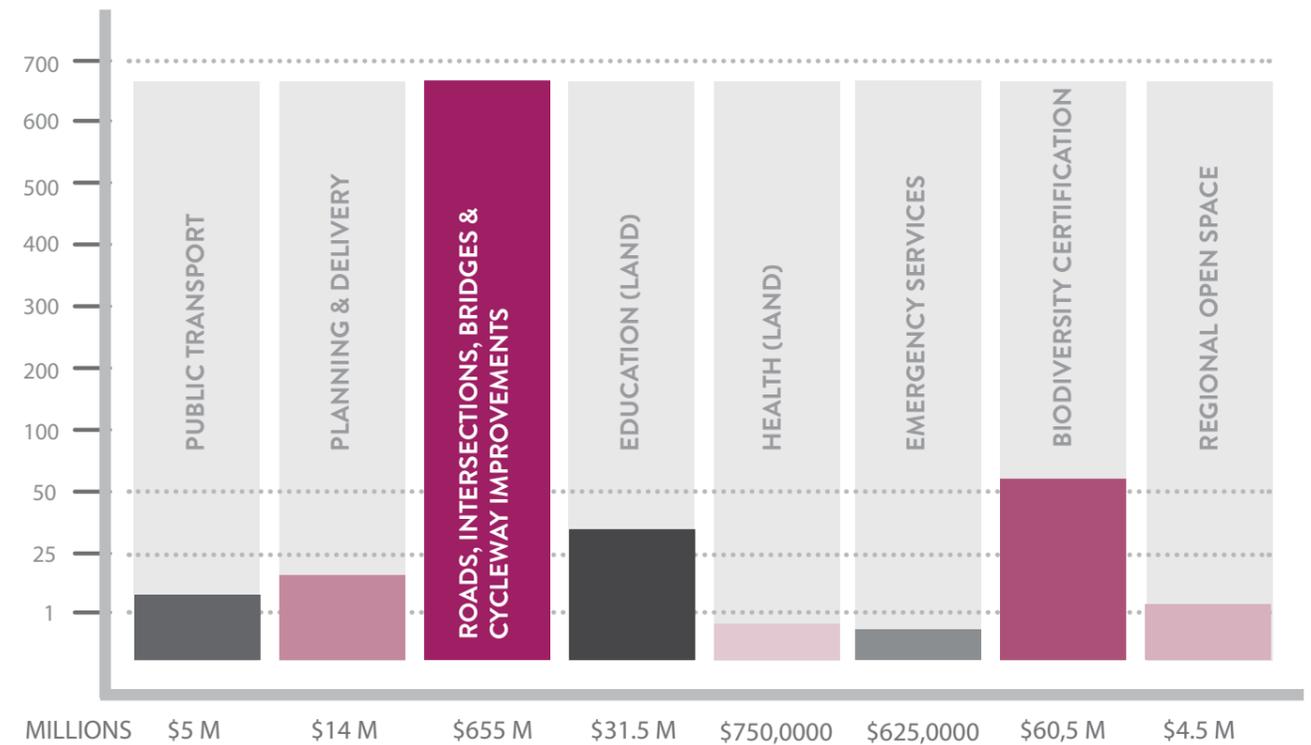


Figure 4: Wilton Growth Area precincts

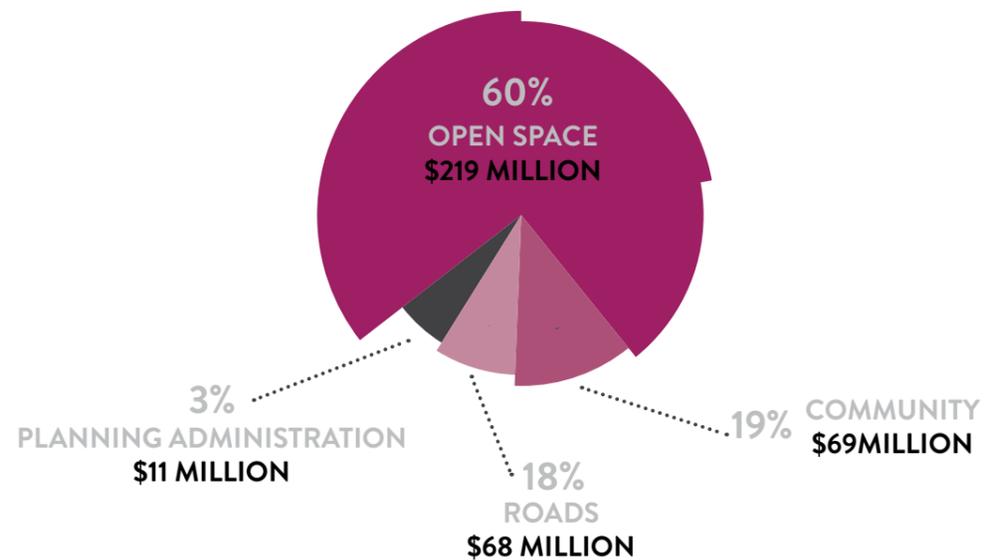
Source: NSW Department of Planning, Industry and Environment, *Wilton 2040; a Plan for Wilton Growth Area*, September 2018



INFRASTRUCTURE FUNDING OF WILTON

ACTION	TIMEFRAME
4.1 Prepare and update the Wilton DCP in collaboration with the Department of Planning, Industry and Environment	Short
4.2 Develop neighbourhood plans	Ongoing
4.3 Prepare a sequencing and infrastructure plan in collaboration with the Department of Planning, Industry and Environment	Short
4.4 Assess development applications to ensure alignment with <i>Wilton 2040</i> , Wilton DCP and neighbourhood plans	Ongoing
4.5 Negotiate and deliver local planning agreements for Wilton	Ongoing
4.6 Develop and implement a Health and Wellbeing Strategy for Wilton	Short
4.7 Protect movement corridors including Picton Road, Hume Motorway (M31) and Maldon to Dombarton rail corridor from inappropriate development	Ongoing
4.8 Negotiate and settle infrastructure staging plans before land is rezoned for housing	Ongoing

See also action 1.4 under Planning Priority 1 (Development Contributions Plan)



LOCAL CONTRIBUTIONS

Source: Wollondilly Shire Council, *Draft Wollondilly Contributions Plan, 2019* & Department of Planning, Industry and Environment, *Draft State Infrastructure Contributions Plan*.

PLANNING PRIORITY 5

PROVIDING HOUSING OPTIONS THAT MEET LOCAL NEEDS AND MATCH THE LOCAL CHARACTER OF TOWNS AND VILLAGES

Wollondilly offers its residents enviable housing options and lifestyles that few other local government areas in the Western Parkland City can offer.

Our vision is to protect and enhance existing towns, villages and rural lands. Our local housing strategy will inform the nature and timing of any development in and around towns and villages in line with the established local character and principles of the Metropolitan Rural Area. The local housing strategy will guide the diversity of future housing types and examine opportunities to provide affordable rental housing across the Shire.

The local housing strategy will underpin the provision of affordable, healthy and sustainable housing alongside the provision of parks, paths, cycleways, road improvements and community services. It will be prepared in 2020.

The local housing strategy will consider Wollondilly's historical patterns of housing:

- quarter acre blocks
- large lot residential
- rural residential
- working acreages.

A typical Wollondilly family lives in a standalone home with three to four bedrooms on a large parcel of land. Planning for people at all stages of life requires a shift away from these traditional patterns. For example, we need to plan for smaller, more affordable housing that can accommodate a variety of living arrangements, including shared living, student accommodation or

homes for older people. These are underrepresented in the Wollondilly market compared to Greater Sydney. Most of this style of housing will be provided in growth areas.

Smaller housing options or higher density housing elsewhere within the Shire must take into account the values of the Metropolitan Rural Area and will only be supported in small quantities and only in locations near reliable, well serviced public transport such as rail. We will identify these locations in the local housing strategy.

On average, 350 homes were built in Wollondilly each year between 2014 and 2018, mainly in existing residential areas. There has been limited development of townhouses, units or terrace style homes. Secondary dwellings (Granny flats) are becoming increasingly common, representing almost one in five homes completed in the first half of 2019.

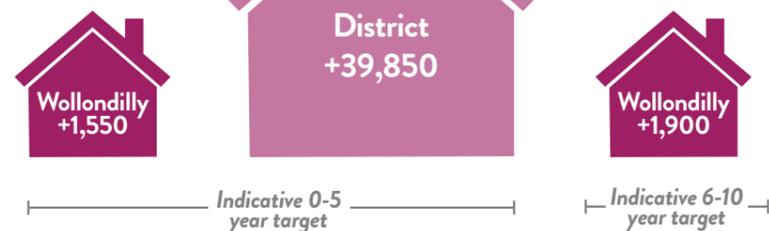
Wilton Growth Area, including the established development of Bingara Gorge, providing the majority of new residential housing in Wollondilly, it must also provide a range of new facilities and services for all the Wollondilly community to enjoy. Initially, the roll out of homes may be slow; however, once the required infrastructure and services are in place, the supply of new housing should continue at a rate of 400 to 500 dwellings a year.

Wilton will provide a range of housing types for families, couples and singles. Older people will then have the option to stay in the area as they get older and more people will have access to a range of housing at different price points.

Wollondilly's towns and villages are located in the Metropolitan Rural Area. Development in these areas will be limited and must enhance each area's unique character and values. The local housing strategy and other studies will inform the type and location of housing.

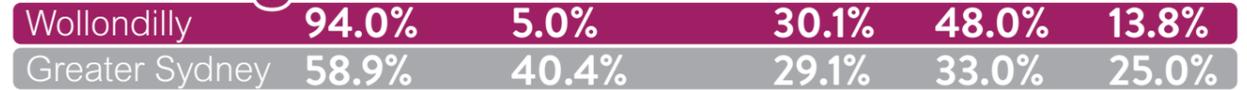
Housing Targets for Wollondilly

Set by Western City District Plan



Source: Wollondilly Shire Council and Greater Sydney Commission, Western City District Plan (2018)

Housing



Source: ABS 2016

Expanding the boundaries of towns and villages will be limited and should only occur to facilitate natural growth. Where appropriate, higher densities within towns and villages should be closest to the centre and supported by public transport.

Development will be encouraged mainly within established areas already supported by infrastructure. This includes underutilised residential land within existing towns and villages. This will maintain the separation between towns and villages and protect the values of the Metropolitan Rural Area.

The current delivery of new housing is focused on existing zoned land in Picton, Tahmoor and Thirlmere. Development in these areas are at different stages in the planning process. Overall, there is capacity to provide approximately 450 new homes in these areas in addition to those already approved. Menangle has been zoned for 350 additional homes, a business centre and a restaurant precinct; however, given its sensitive heritage values, expansion beyond this approved development is inappropriate.

Areas in the north of Wollondilly will not be appropriate for housing, given the curfew-free operations at Western Sydney International (Nancy-Bird Walton) Airport and future flight paths. We will take a precautionary approach to any further developments in these areas until flight paths are confirmed in line with directions from the Department of Planning, Industry and Environment.

Land use conflicts with current and proposed mining activities will also limit the areas suitable for local housing in the medium to long term. For example, Bargo is constrained by the need to protect State significant mineral resources and is unsuitable for expansion and further intensification until mining activity is complete.

Significant servicing and infrastructure issues also constrains development, including restrictions from the Picton Wastewater Scheme and Water Recycling Plant which are at capacity. Impacting the Picton, Tahmoor and Thirlmere area and preventing further rezoning for at least five years.

We are on track to surpass the Western Sydney District Plan housing target for 1,550 new dwellings during 2016 and 2021. We expect the supply of most new housing during the five years after 2021 will come from planning proposals currently in advanced stages, natural growth in established towns and villages and the Wilton Growth Area. We estimate the housing target for this period will be 1,900 dwellings – this will be refined as we develop the local housing strategy and better understand wastewater capacity limits.

Council will:

- Focus on protecting and enhancing existing towns, villages and rural lands, with our local housing strategy informing the nature and timing of any development in and around towns and villages in line with the established local character and principles of the Metropolitan Rural Area
- Engage with residents to understand their housing needs
- Investigate measures to support the ability of older people to stay in their local area as they age and housing diversity
- Advocate for vulnerable people in the community who are at risk of insecure tenure
- Consider the impacts of a changing climate in planning for any future growth

ACTION	TIMEFRAME
5.1 Prepare a local housing strategy (including affordable housing)	Short
5.2 Review housing controls in the LEP and DCP in response to the local housing strategy, rural lands strategy, employment lands study and centres strategy	Short
5.3 Resolve outstanding landowner-led planning proposals	Short
See also action 8.2 under Planning Priority 8 (Growth Management Strategy)	
See also action 8.7 under Planning Priority 8 (Bike Plan Review)	

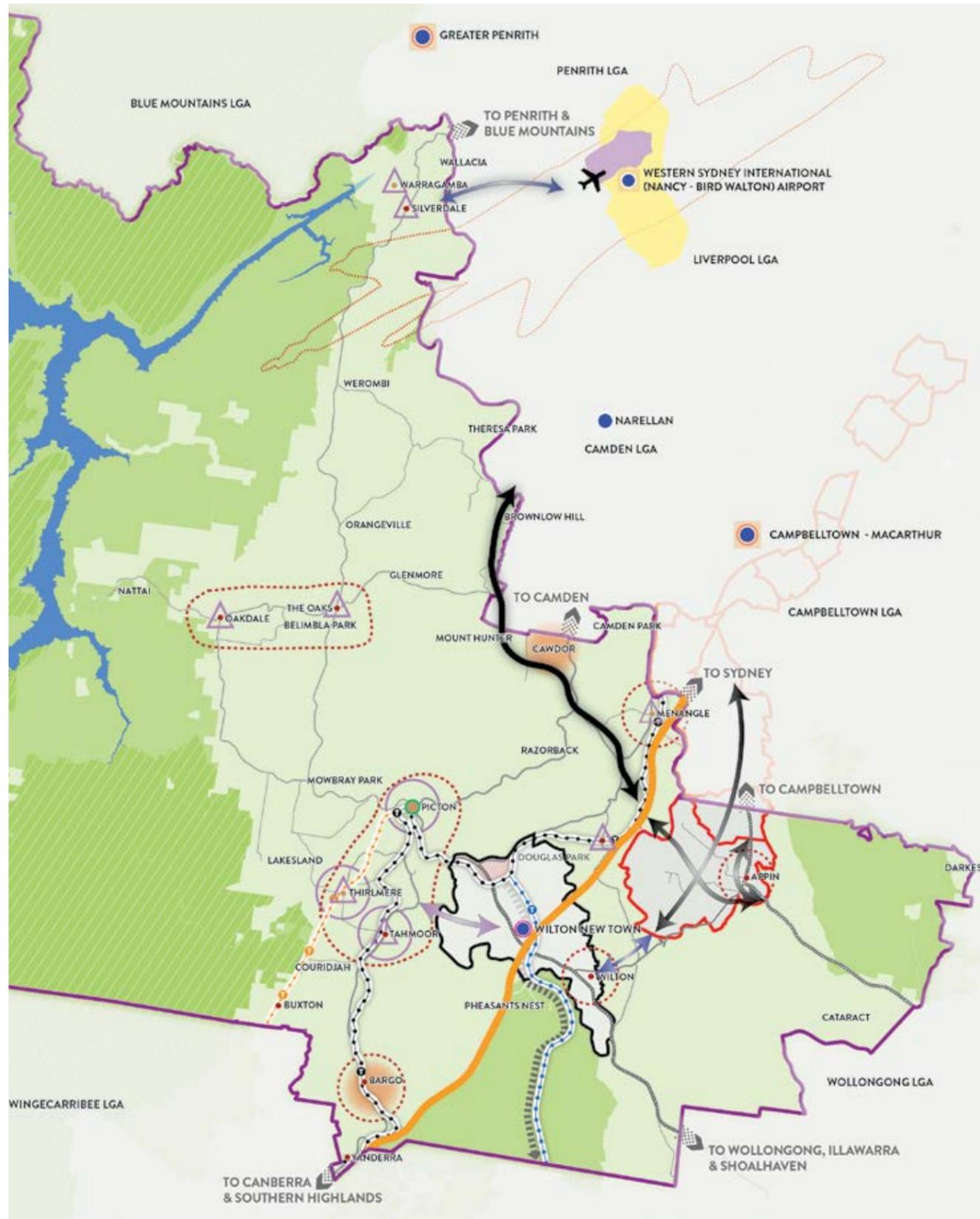


Figure 5: Framework for housing growth in Wollondilly

LOCAL GROWTH TO MEET LOCAL NEEDS

Limited New Housing

Douglas Park, Oakdale, Menangle, Picton
Tahmoor, The Oaks, Thirlmere, Silverdale
Warragamba



**Focus for new housing in short term
(to be met on land already rezoned)**

Picton, Tahmoor, Thirlmere



**NSW GOVERNMENT HOUSING TO MEET
DISTRICT HOUSING NEEDS**

Wilton Growth Area



Greater Macarthur Growth Area



KEY

- Metropolitan Cluster
- Towns and Villages
- Heritage Towns and Villages
- Community Cultural and Civic Centre
- Strategic Centre
- Potential Future Strategic Centre
- Health and Education Precinct
- Train Station
- Western Sydney International (Nancy-Bird Walton) Airport
- Future Employment Area
- Western Economic Corridor
- Trade Gateway
- Metropolitan Rural Area
- National Parks and Protected Catchment Areas
- World Heritage Area
- Waterways
- Heritage Rail Line
- The Main Southern Railway Line
- Maldon/Dombarton Passenger Rail Investigation
- Maldon/Dombarton Freight Rail Investigation
- M9 - Outer Sydney Orbital Visionary
- State Transport Connection Visionary
- Council Proposed Transport Connection Visionary
- Picton Bypass
- Main Roads
- Motorway
- Wollondilly Boundary



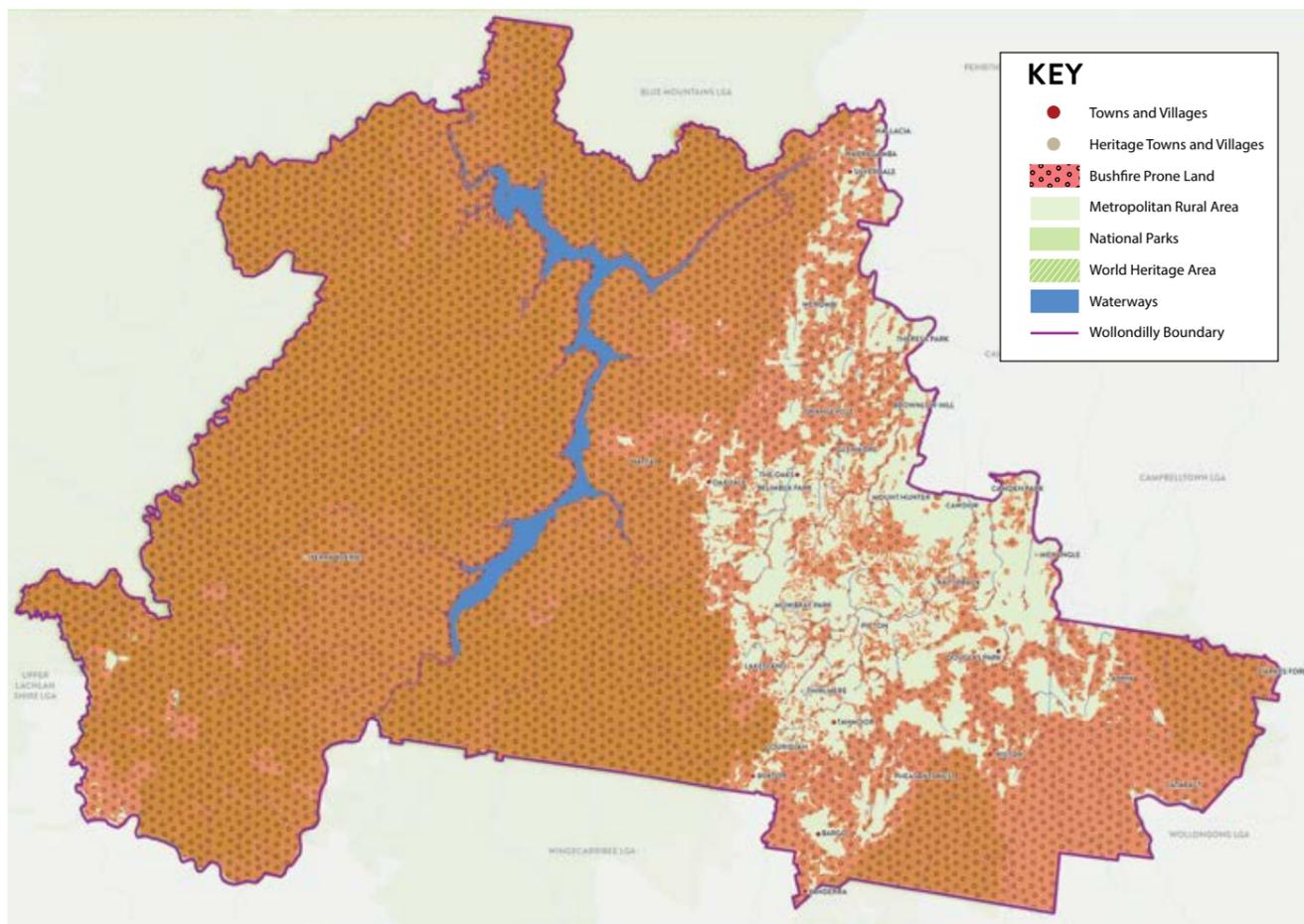


Figure 6: Bushfire prone land in Wollondilly

Source: Wollondilly Bush Fire Prone Land Map (2014), NSW Rural Fire Service

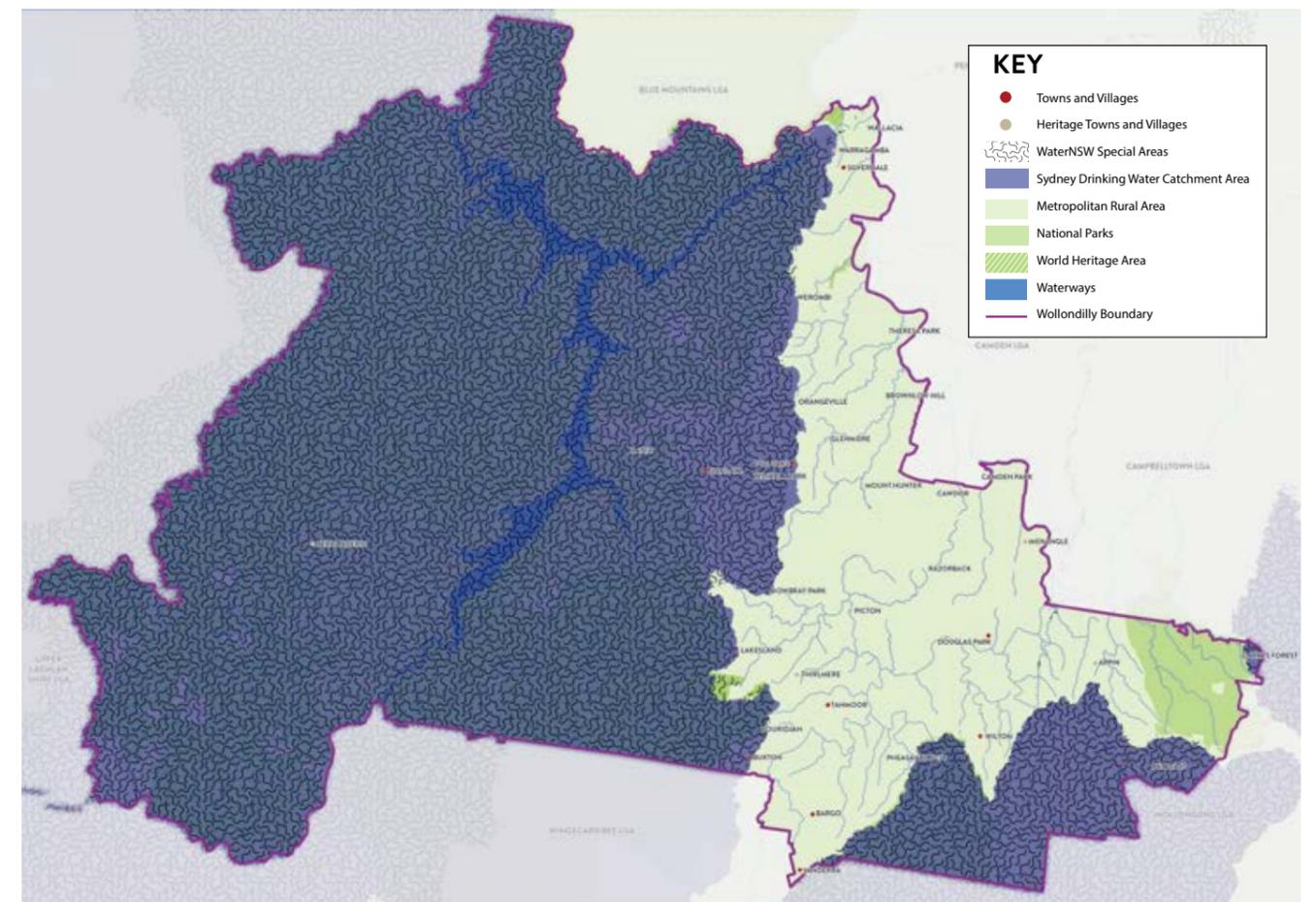


Figure 8: Areas protected for water quality in Wollondilly

Source: Environmental Planning Instrument – Drinking Water Catchment (2016), and Environmental Planning Instrument – Special Areas (2018), Department of Planning, Industry and Environment

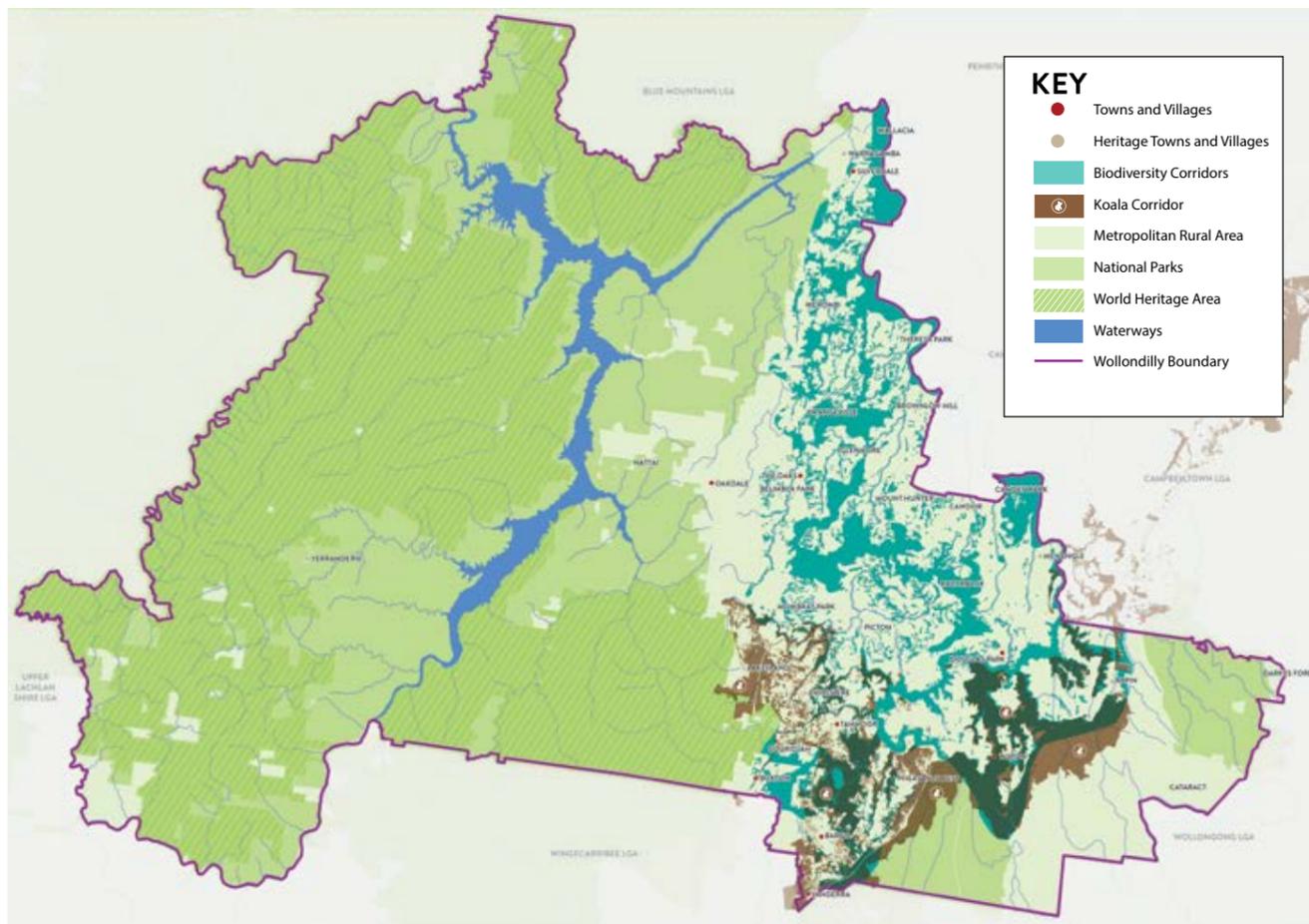


Figure 7: Areas of biodiversity in Wollondilly

Source: NSW Government Department of Planning, Industry and Environment

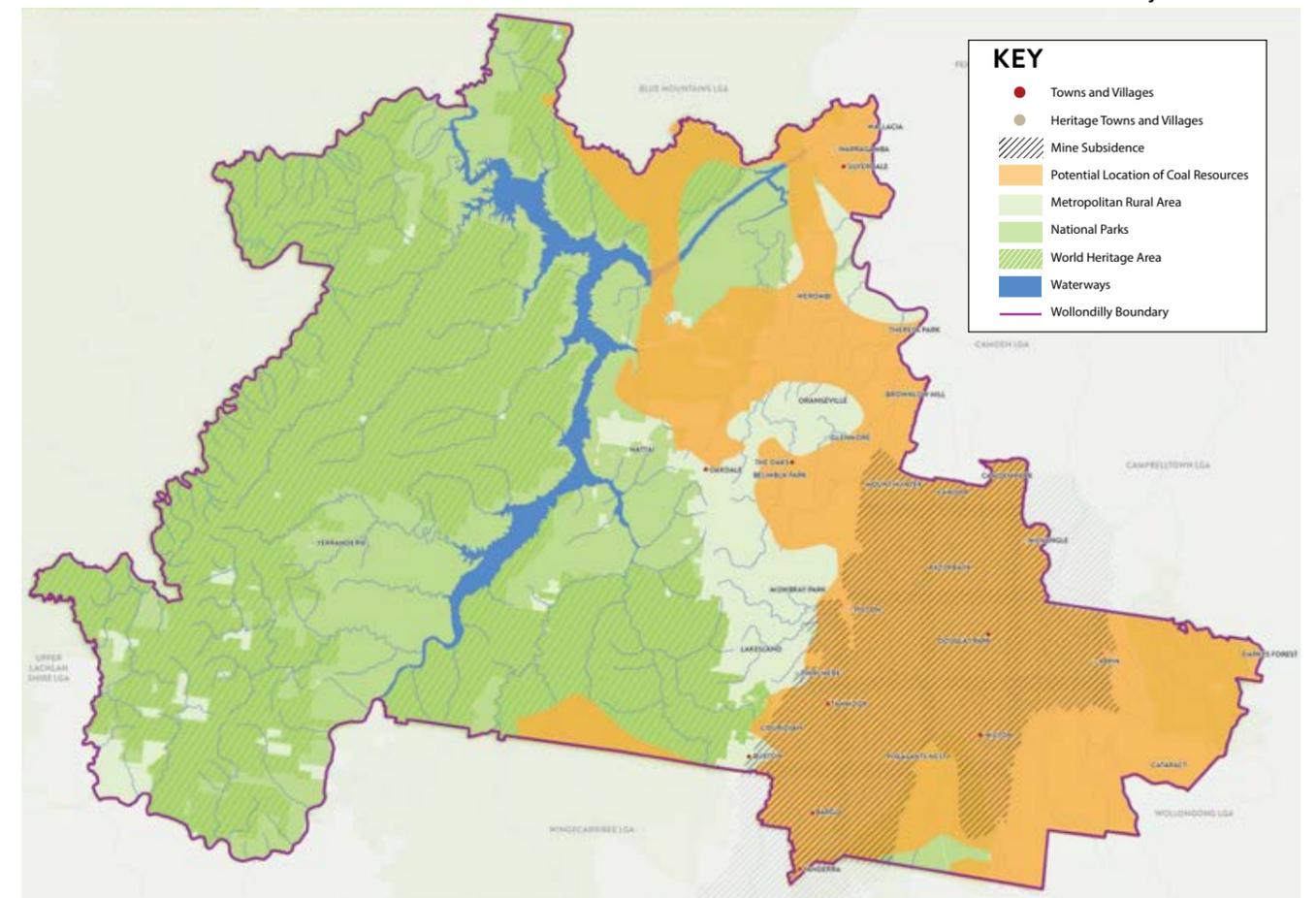


Figure 9: Location of Mineral Resources (Coal) in Wollondilly

Source: Department of Planning, Industry and Environment, 2019

PLANNING PRIORITY 6

EMBEDDING HEALTH AND WELLBEING CONSIDERATIONS INTO LAND USE PLANNING FOR HEALTHY PLACES

Planning decisions can contribute to how people feel and how they interact with local places. Health as an overall state of wellbeing relies on factors influenced by the planning system such as:

- social connectedness, particularly opportunities for unplanned social interaction
- employment and income
- education
- transport, particularly walking, cycling and public transport
- access to healthy food
- access to nature and open space (including opportunities for physical activity)
- access to health care.

Wollondilly's size and low population density makes some of these factors challenging. Education and employment opportunities are limited, and most people depend on their cars.

The Wollondilly Health Needs Assessment (HNA) (2014) found that Wollondilly's residents have slightly better health than the NSW average, with lower mortality rates. However, the Shire has higher rates of smoking and being overweight or obese, and lower rates of adequate physical activity. Wollondilly needs more local health services, programs and facilities to counteract this.

We will use the expertise and influence of our partner organisations to inform land use planning decisions:

- **Western Sydney City Deal Health Alliance**, an alliance of eight Western Sydney councils and the NSW Government
- **Wollondilly Health Alliance**, a collaboration between Wollondilly Shire Council, South Western Sydney Local Health District, South Western Sydney Primary Health Network and the Centre for Health Equity Training, Research and Evaluation.

Our health and wellbeing priorities are:

Healthy built environments and liveable places

Environments and places that:

- support and encourage physical activity
- provide transport choice and accessibility
- support access to employment and education opportunities
- connect and integrate social services and physical infrastructure systems
- provide diverse and affordable housing options
- support social cohesion and equity
- create desirable and attractive places with community identity and a sense of place
- enable access to healthy food
- provide a high quality and safe public domain
- provide opportunities for recreation, culture and entertainment
- integrate the natural environment through green spaces and networks.

Better access to health care services and programs

More local health services, programs and facilities, in place early, adaptable to the growing population and focused on preventative health, requiring us to:

- incorporate social and health considerations as an integral part of the planning for new and existing communities
- continue to work towards positive community health outcomes through the Wollondilly Health Alliance
- advocate for more primary, secondary and tertiary local health services, programs and facilities.

Council will:

- Empower staff to prioritise health and wellbeing in planning decisions
- Develop a policy and strategy framework that focuses health and wellbeing in planning
- Use networks to champion healthy planning throughout Greater Sydney and NSW
- Advocate for positive health and wellbeing outcomes through the Wollondilly Health Alliance
- Champion the development of project initiatives in the Western Sydney City Deal including the establishment of the Western Sydney Health Alliance
- Utilise demographic data that reflects population projections as relevant to Wollondilly
- Deliver projects, programs and events to foster community connectedness, capacity, identity, cultural expression and diversity



ACTION		TIMEFRAME
6.1	Develop a Health/Social Impact Assessment Policy to determine when an assessment is required for development	Short
6.2	Review the DCP, including a health audit, to better incorporate health considerations when assessing development	Short
6.3	Consider opportunities to embed health provisions in the LEP	Short
6.4	Develop a strategic health assessment protocol to integrate health considerations into strategic planning policies and significant land use decisions	Short
6.5	Provide social planning and health data to inform the evaluation of development applications, planning proposals and projects	Ongoing
6.6	Implement our Social Planning Strategy	Ongoing
6.7	Prioritise the Wollondilly Health Alliance and meet the requirements of our MOU with South Western Sydney Local Health District	Ongoing
See also action 4.6 under Planning Priority 4 (Health and Wellbeing Strategy for Wilton)		

DETERMINANTS THAT AFFECT HEALTH AND WELLBEING

TRANSPORT

Infrastructure that supports and encourages active transport (walking and cycling), and better public transport serving Wollondilly and surrounds

ACCESS TO HEALTH CARE

More locally based health services, programs and facilities

ACCESS TO NATURE AND OPEN SPACE

Protecting our natural environment and improving connections to allow people to enjoy open space and physical activity

ACCESS TO HEALTHY FOOD

Systems that make it easy for local residents and workers to make healthy eating choices

Liveability

Sustainability

Infrastructure

Productivity

SOCIAL CONNECTEDNESS

Places that create opportunities for planned and unplanned social interaction with friends and strangers

HOUSING

Residential development that contributes positively to health and wellbeing

ENVIRONMENTAL DETERMINANTS

Equitable access to clean air, water and food, sanitation in homes and shared spaces, and protection from extreme weather conditions

EDUCATION, EMPLOYMENT AND INCOME

More education facilities and jobs within the Shire, and better connections with the surrounding areas

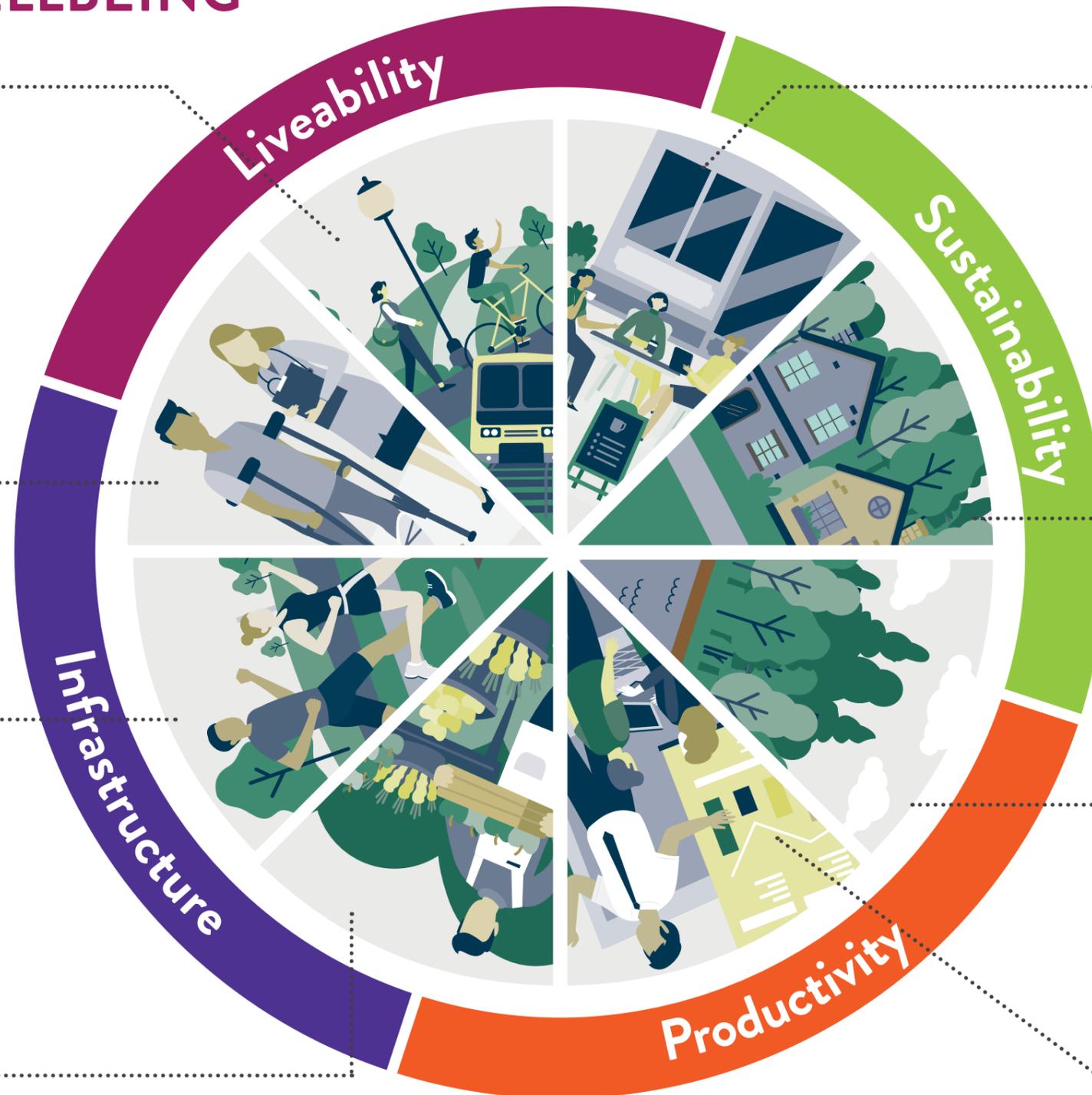


Figure 10: Determinants that affect health and wellbeing

PLANNING PRIORITY 7

CULTIVATING A CREATIVE AND CULTURAL DESTINATION CONNECTING PEOPLE WITH PLACES

Healthy, inclusive places allow people to connect with one another informally or come together to create, share and enjoy arts and culture. These spaces beyond the home and workplace include streets, parks, cafes, churches, museums, galleries, education institutions, heritage buildings and public libraries.

Future planning must consider the deep attachment communities have with places. Aboriginal people, their histories and connection to Country and community make a valuable and continuing contribution to Wollondilly's heritage, culture and identity. We will sustainably manage Aboriginal cultural heritage and support Aboriginal aspirations by incorporating designing with Country principles in land use planning processes. We will continue to work with Local Aboriginal Land Councils to understand other opportunities that could foster economic participation, culturally appropriate social infrastructure and contemporary cultural expression.

Wollondilly's Aboriginal and non-Aboriginal heritage creates a unique local identity, supports local economies through tourism and contributes to great places. Wollondilly is home to 286 local heritage items, 23 State Heritage Register items, 1,422 recorded Aboriginal sites and is part of the World and National Heritage listed Greater Blue Mountains Area.

With rural uses dating back to early European settlement agriculture is a rich part of the Shire. A proactive approach to heritage will enable us to identify, conserve, interpret and celebrate Wollondilly's heritage and better respond where there is change and opportunities.

The remote historical silver mining village of Yerranderie has a unique connection for its semi-permanent residents, many of whom have familial links with the area. Yerranderie's isolated location separated from Greater Sydney by drinking water catchment contributes to the village's character and presents challenges to sustaining it for the future.

We will review planning controls for the village and outlying areas to safeguard the community and consider sympathetic tourism and rural land use

opportunities and dwelling entitlements in this one-of-a-kind historical and environmentally sensitive area.

Enhancing the value and provision of cultural infrastructure and spaces requires a better understanding of Wollondilly as a cultural and creative place. We know that residents often leave Wollondilly to enjoy culture or be creative, particularly in evenings. We will address the barriers that prevent the use of spaces for culturally enriching events such as Aboriginal markets, festivals, civic and ceremonial activities, and other opportunities for people to connect. Supporting these activities can create opportunities for cultural and creative expression and business, to increase jobs and attract visitors.

Picton's Community, Cultural and Civic Precinct will serve the Wollondilly community and beyond. The Precinct will provide contemporary community and cultural facilities and revitalise Picton town centre as the heart of Wollondilly. It will address gaps in community and cultural space and, within the context of the Wilton Growth Area, will allow Picton and Wilton to co-exist rather than compete.

Wollondilly Library is a central community hub where people can meet, share and learn while two Mobile Library Vans visit smaller villages and town centres weekly. Our library strategic plan will identify priorities as library services evolve. It will consider land use requirements to match a contemporary library as a community space that connects people and facilitates life-long learning.

Council will:

- Identify opportunities to provide more cultural spaces and events within Wollondilly
- Continue to collaborate with Local Aboriginal Land Councils
- Continue to support aspiring local musicians and artists
- Investigate the potential for involvement in the Sydney OCHRE Grid mapping project
- Engage and consult with the Inclusion and Access and Heritage Community Advisory Committees

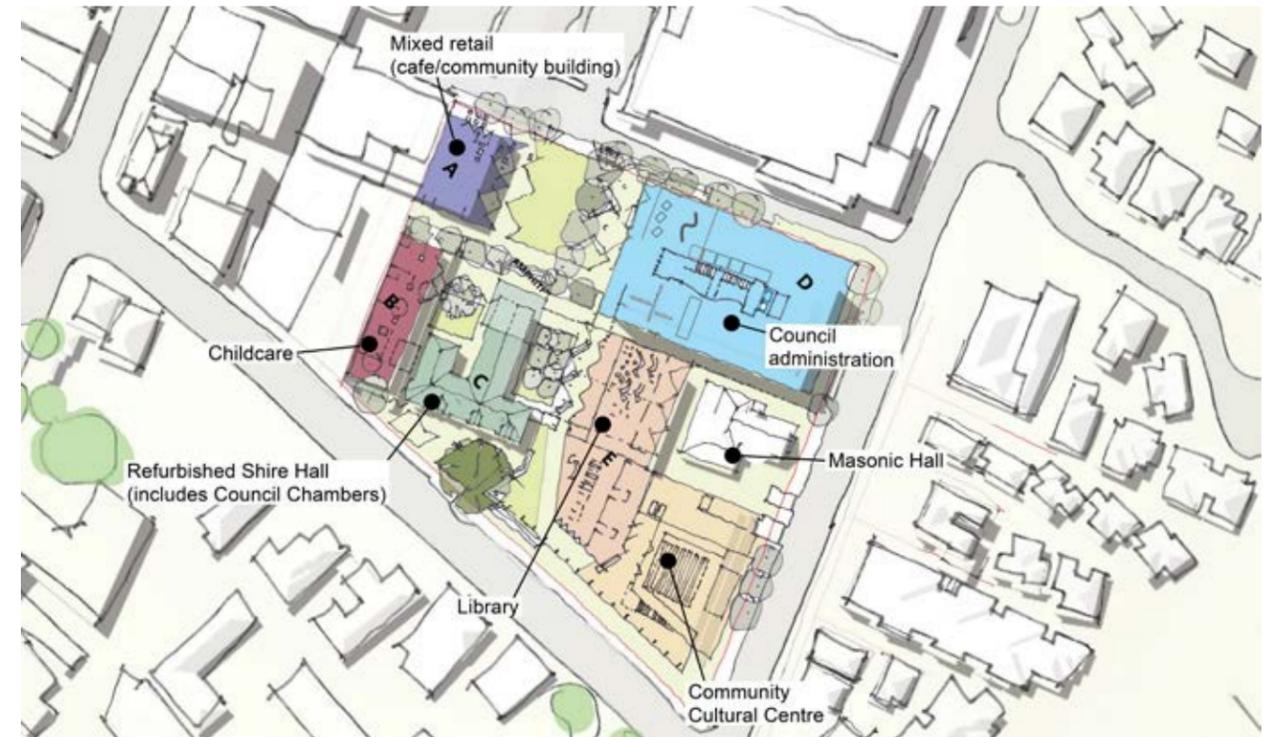


Figure 11: Draft Concept Plan for Wollondilly Community, Cultural and Civic Precinct, 2019
Source: E8Urban and Stephen Pearse Architect, *Wollondilly Shire Community, Cultural and Civic Precinct Master Plan Report, 2019*



ACTION	TIMEFRAME
7.1 Implement the Cultural, Civic and Community Precinct at Picton	Short/Medium
7.2 Progress a planning proposal to amend the LEP to facilitate the Picton Cultural, Civic and Community Precinct	Short
7.3 Map Wollondilly's cultural infrastructure	Short/Medium
7.4 Prepare and adopt a public art strategy	Short
7.5 Review the LEP and broader policy framework to create opportunities for events	Short
7.6 Review the LEP and DCP for opportunities to safeguard the future of Yerranderie	Short
7.7 Investigate the need and scope of a heritage conservation area in Appin	Short
7.8 Review our heritage schedule and identify new heritage items for protection	Short
7.9 Prepare a library strategic plan	Short
7.10 Investigate options to protect and preserve the heritage values of Warragamba and buildings associated with the construction of Warragamba Dam	Medium
7.11 Investigate options to strengthen and expand heritage protection in and around the Thirlmere heritage conservation area	Short
7.12 Prepare a heritage strategy to prioritise heritage outcomes	Short

See also action 8.6 under Planning Priority 8 (Picton place plan)

PLANNING PRIORITY 8

ENHANCING VIBRANT, HEALTHY AND SUSTAINABLE LOCAL TOWNS AND VILLAGES

Wollondilly's towns and villages are hubs for retail, health, cultural, education and recreational opportunities. The Western City District Plan recognises the uniqueness of character and identity created by Wollondilly's setting of town and villages in the natural bushland, rural landscapes, waterways, scenic hills and ridgelines.

Our longstanding policy of maintaining the separation and unique sense of place for each town and village, both visually and physically, will be reinforced by planning decisions. The application of the Metropolitan Rural Area, identified in the Western City District Plan, promotes and supports this approach.

Future strategies will guide how centres develop and identify the needs of existing and future residents and business. This approach notes that housing growth in the Metropolitan Rural Area is more likely to occur through redevelopment or development in existing urban areas, rather than through rezoning.

Projects such as Picton's Cultural, Civic and Community Precinct will reinforce Picton as the administrative and cultural centre of Wollondilly. The precinct will be a transformative project that conserves Picton's unique historic character and helps create a stronger sense of place.

Wilton will, in time, serve as a strategic centre for Wollondilly with new retail, health, education and business opportunities at various scales, as well as new community facilities.

The role and function of other centres will be to provide for local needs (refer to figure 11).

To improve access to retail and community facilities, we will advocate for the electrification and better servicing of the Southern Highlands Rail Line to connect people by rail to and from Picton and

Tahmoor, as well as Campbelltown-Macarthur, which is part of the Metropolitan Cluster.

Work to better understand each place's local character started in early 2019 with the PlaceScore survey. Local character statements for Wollondilly's towns and villages will better integrate local character into the planning processes that inform land use decisions. Local character overlays may be incorporated into the LEP or controls updated within the DCP.

We have developed the following town and village snapshots, including maps, to recognise features like open space, schools and community facilities, and areas likely to transition over time. These snapshots will be developed in future reviews of Wollondilly 2040 to reflect findings of the studies that will inform the LEP review. The snapshots are accompanied by the resident identified values and needs of each town as represented in the PlaceScore survey.

Over time we will develop local character statements for our towns and villages that captures the physical qualities and community values of a place and guide their future direction. This work will need to be prioritised and will include villages such as Cawdor, Yanderra, and Mount Hunter

Council will:

- Adopt a place-based approach to planning in the local towns and villages to preserve their special character
- Engage with residents and business owners to understand priorities for each town and village
- Investigate opportunities for connecting infrastructure such as shared paths



Figure 12: Wollondilly Centres

LIVEABILITY	
PRIMARY CENTRES	ROLE
Potential Future Strategic Centre Wilton New Town	Provide key education, health, recreation and community facilities. Supporting local jobs growth and business opportunities.
Community, Cultural and Civic Centre Picton	Administrative and cultural centre
LARGER CENTRES	
Town Centres Tahmoor	Day-to-day services and accommodates local businesses
Bargo, The Oaks, Thirlmere, Appin, Bingara Gorge, Silverdale, Warragamba,	Day-to-day services and accommodates local businesses
SMALLER CENTRES	
Neighbourhood and Local Centres Buxton, Douglas Park, Menangle, Mount Hunter, Oakdale, Wilton, Yanderra	Focus is around community centres with limited or no retail services

ACTION	TIMEFRAME
8.1 Prepare a Centres Strategy, including a timetable for place plans for priority towns and villages, establishes a hierarchy and supporting planning controls.	Short
8.2 Upon adoption of the local housing strategy, repeal the <i>Growth Management Strategy 2011</i>	Short
8.3 Develop an active transport strategy to link towns and villages with walking paths, trails and bicycle routes	Short
8.4 Review the medium density controls around town centres within the DCP to achieve better design	Short
8.5 Develop a Place Plan for Picton	Short
8.6 Review the Wollondilly Bike Plan	Short
8.7 Prioritise and develop local character statements for towns and villages	Short/Medium
See also action 1.10 under Planning Priority 1 (precinct transport studies for Tahmoor, Warragamba and Silverdale)	

APPIN

APPIN WILL BE HOME TO A COMMUNITY THAT CELEBRATES ITS NATURAL AND HISTORICAL ASSETS

Appin is a relaxed and friendly community south of Campbelltown CBD and on the main road to Wollongong. Its historic and natural assets are important to residents; they must be protected and enhanced as we plan for better employment and investment opportunities to strengthen the community. As Appin evolves in the long-term the area's natural setting and koalas will be protected.

Community values and needs:

- local jobs however there is a need to create new opportunities for the increasing population.
- Investment in public transport and road infrastructure that improve quality of life.
- protection of Appin's natural surroundings and koala habitats.
- tourism which will support local businesses and showcase natural and historical assets.
- sporting groups and community facilities that bring people together and add to a sense of community.

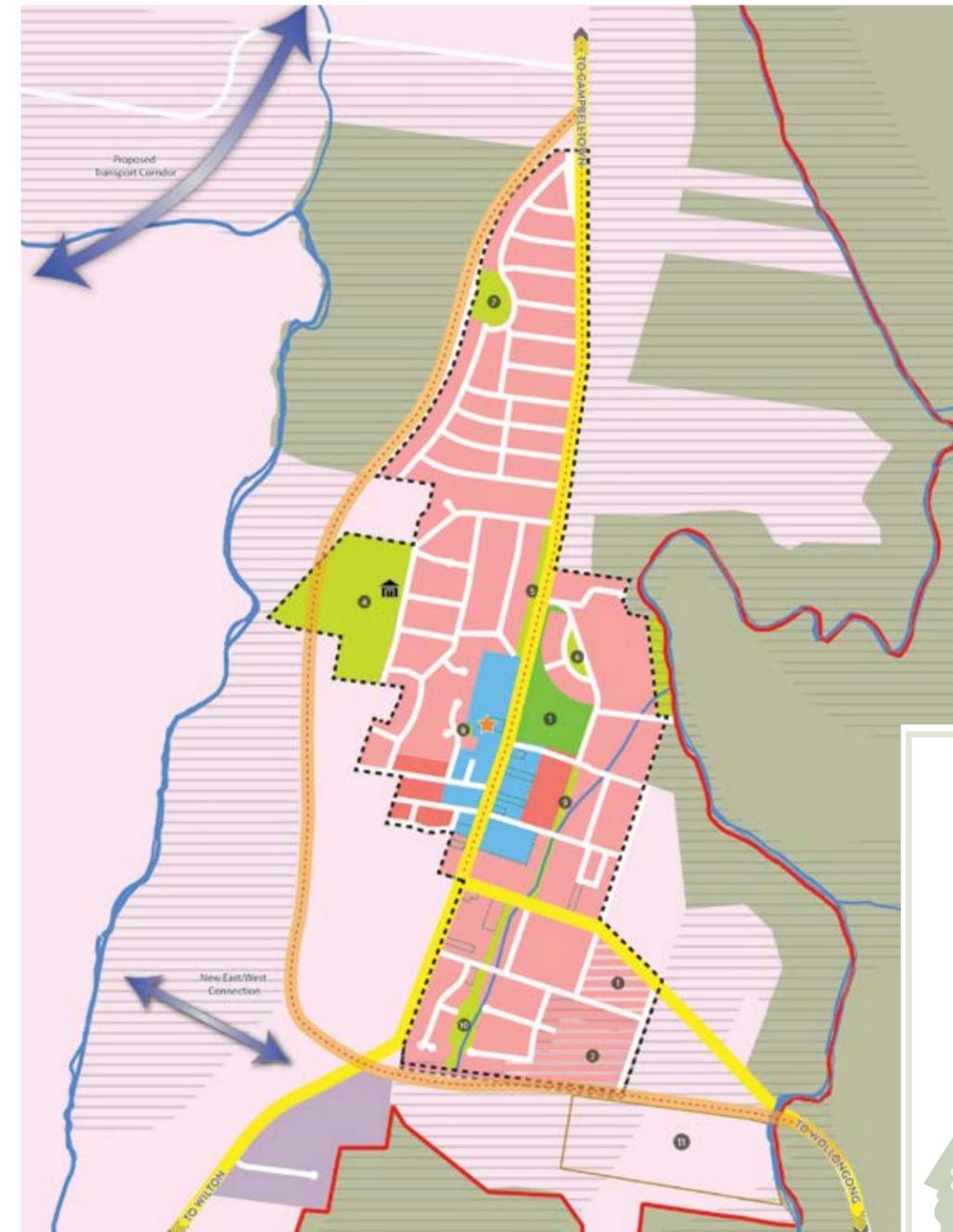


Greater Macarthur and Appin

Appin forms part of the Greater Macarthur urban renewal and land release precinct. Greater Macarthur was declared a growth area by the NSW Government on 6 December 2019. A draft high level structure plan that included Appin was exhibited in 2018 as part of Greater Macarthur 2040; An interim plan for the Greater Macarthur Growth Area.

The NSW Government has identified Greater Macarthur as a state-led strategic planning project that will involve early investigation and high level planning. This will be led by the NSW Government to inform future rezoning processes.

The realisation of Greater Macarthur will see significant changes around Appin with an estimated 15,000 new homes, new centres, open space, environmental corridors and transport infrastructure. It will be important that the values identified by the community are protected and that the existing village is preserved.



KEY

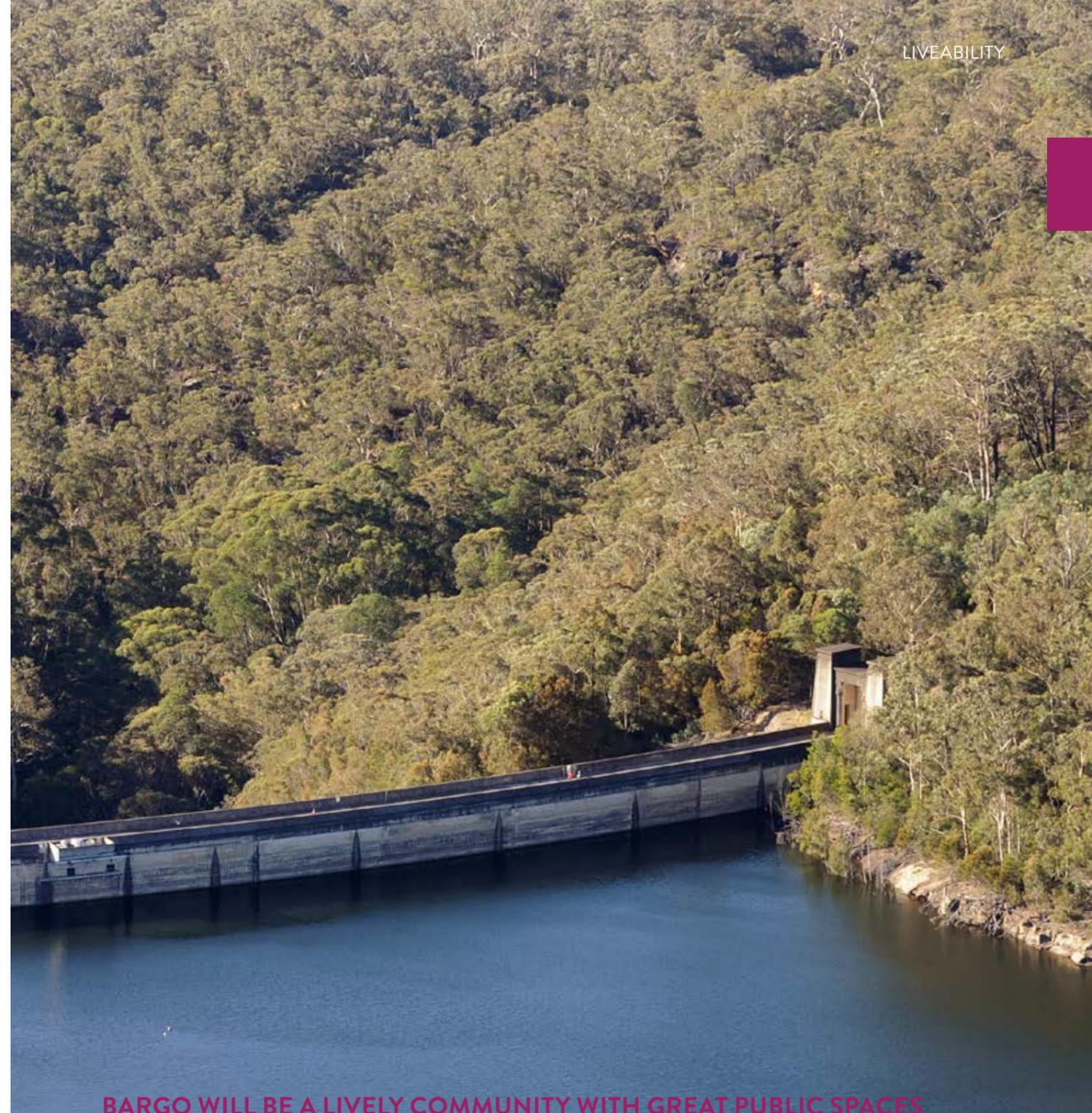
<p>***** TOWN / VILLAGE BOUNDARY</p> <p>DISTRICT PLANNING</p> <ul style="list-style-type: none"> URBAN LAND GREATER MACARTHUR AREA <p>HOUSING</p> <ul style="list-style-type: none"> EXISTING LOW DENSITY RESIDENTIAL ZONED MEDIUM DENSITY (TRANSITIONING) YET TO BE BUILT LOW DENSITY RESIDENTIAL Approx. 15-20 Lots Unknown number of lots 	<p>OPEN SPACE</p> <ul style="list-style-type: none"> PRIORITY SITE FOR MASTER PLANNING Appin Park - Wanson Oval PARKS AND RECREATIONAL SPACES Appin AIS Sportsground Oaklands Reserve Broughton Crescent Bushland Reserve Heritage Drive Reserve Elizabeth Close Park Kennedy Creek Reserve William Woods Reserve 	<p>CULTURE</p> <ul style="list-style-type: none"> HERITAGE ITEMS APPIN PUBLIC SCHOOL APPIN COMMUNITY HALL <p>EMPLOYMENT</p> <ul style="list-style-type: none"> TOWN / VILLAGE CENTRE EXISTING INDUSTRIAL LAND SIGNIFICANT INDUSTRY Appin Colliery 	<p>ENVIRONMENT</p> <ul style="list-style-type: none"> WATERWAYS ENVIRONMENTALLY PROTECTED LAND CUMBERLAND PLAIN CONSERVATION PLAN AND/OR PROPOSED INDICATIVE KOALA CORRIDOR <p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> MAIN ROADS LOCAL ROADS TRANSPORT CORRIDOR VISIONARY APPIN BYPASS VISIONARY COMMITTED FUTURE ROAD UPGRADE
---	---	--	---

BARGO



KEY

<p>..... TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <ul style="list-style-type: none"> EXISTING LOW DENSITY RESIDENTIAL ZONED MEDIUM DENSITY (TRANSITIONING) YET TO BE BUILT LOW DENSITY RESIDENTIAL Ⓢ Approx. 21 Lots YET TO BE BUILT LARGE LOT RESIDENTIAL Ⓢ Approx. 15-19 Lots HOUSING FOR SENIORS Ⓢ Highlands Waratah Retirement Village <p>OPEN SPACE</p> <ul style="list-style-type: none"> PARKS AND RECREATION Ⓢ Bargo Sportsground Ⓢ Bargo Community Park 	<p>CULTURE</p> <ul style="list-style-type: none"> HERITAGE ITEMS BARGO PUBLIC SCHOOL BARGO COMMUNITY HALL <p>EMPLOYMENT</p> <ul style="list-style-type: none"> TOWN / VILLAGE CENTRE EXISTING INDUSTRIAL LAND AVON CARAVAN PARK BARGO SPORTS CLUB STATE SIGNIFICANT MINERAL RESOURCES BARGO WASTE MANAGEMENT CENTRE 	<p>ENVIRONMENT</p> <ul style="list-style-type: none"> WATERWAYS <p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> MAIN ROADS LOCAL ROADS TRAIN STATION
--	---	--



BARGO WILL BE A LIVELY COMMUNITY WITH GREAT PUBLIC SPACES

Bargo is a small village within a rural backdrop. Residents have a strong sense of belonging. Enhancing local retail and sporting facilities will further support this active and friendly community. Future development is constrained in Bargo due to future mining and subsidence issues.

Community values and needs:

- enhancing active links and open spaces that contribute to health and happiness.
- improving the quality of public spaces to maintain the strong sense of community and belonging.
- a vibrant retail centre that maintains the small-town atmosphere.
- local sporting groups and family support centres that keep people connected.
- protection of Bargo's natural surroundings and heritage.
- differences between East and West Bargo that should be recognised and understood.

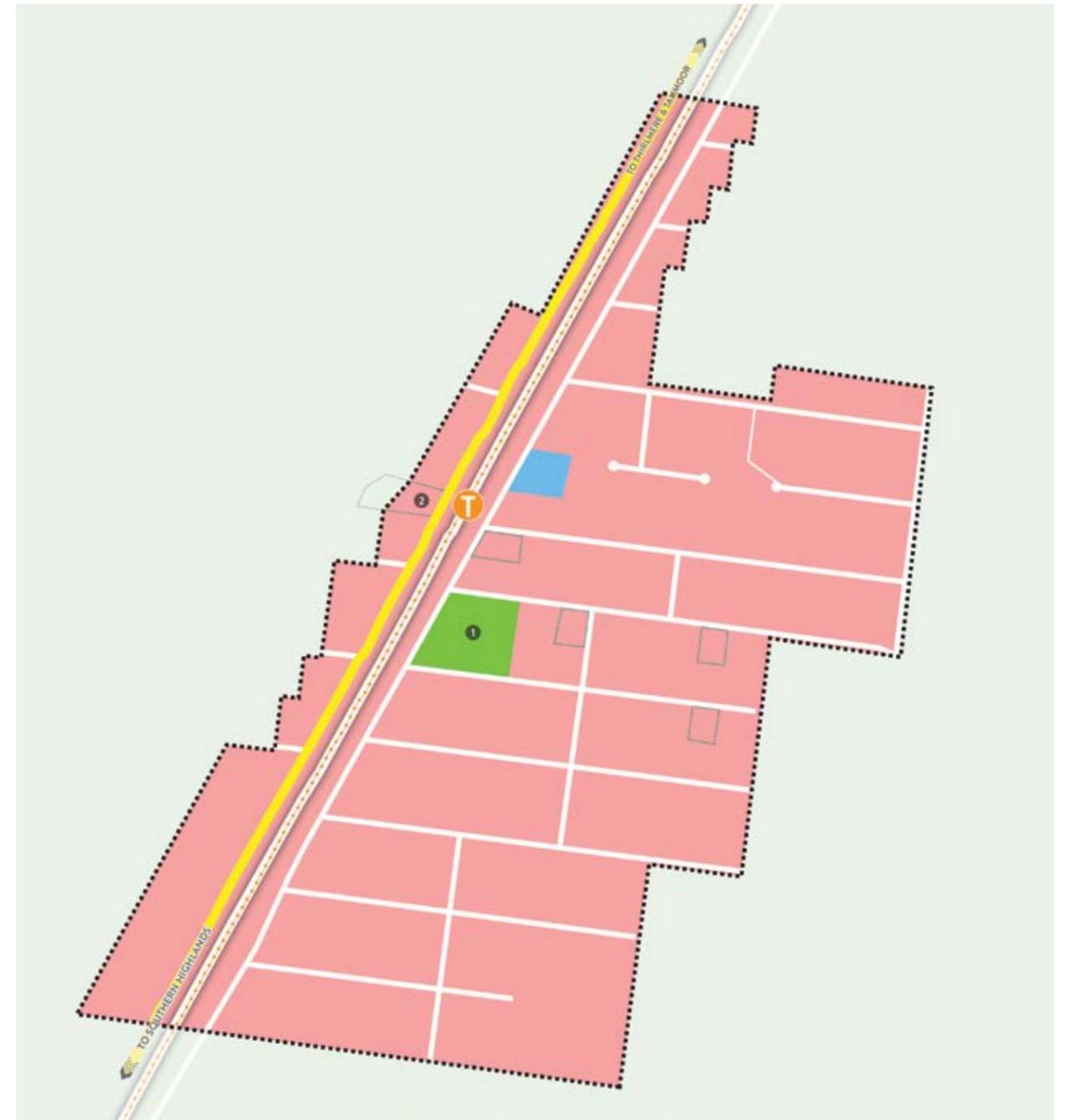
BUXTON

BUXTON WILL BE A VILLAGE RICH IN NATURAL ASSETS AND OPPORTUNITIES

A small and local community located in a bushland setting on the southern edge of the Shire, Buxton is home to rich environmental assets that are important to the community. Protecting these while creating local employment opportunities will improve the quality of life of residents. The natural areas of Buxton provide a beautiful setting for residents and it is also a limiting factor for further development.

Community values and needs:

- a new master-planned park that would contribute to people's health and happiness.
- the local shops that connect people and make Buxton more self-sufficient.
- local community facilities that help people to connect with others.



KEY

- TOWN / VILLAGE BOUNDARY
- HOUSING**
 - EXISTING LOW DENSITY RESIDENTIAL
- OPEN SPACE**
 - PRIORITY SITE FOR MASTER PLANNING
 - Telopea Park
- CULTURE**
 - HERITAGE ITEMS
 - HERITAGE RAIL LINE
 - BUXTON SCHOOL OF ARTS AND COMMUNITY GARDEN
- EMPLOYMENT**
 - TOWN / VILLAGE CENTRE
- INFRASTRUCTURE**
 - MAIN ROADS
 - LOCAL ROADS

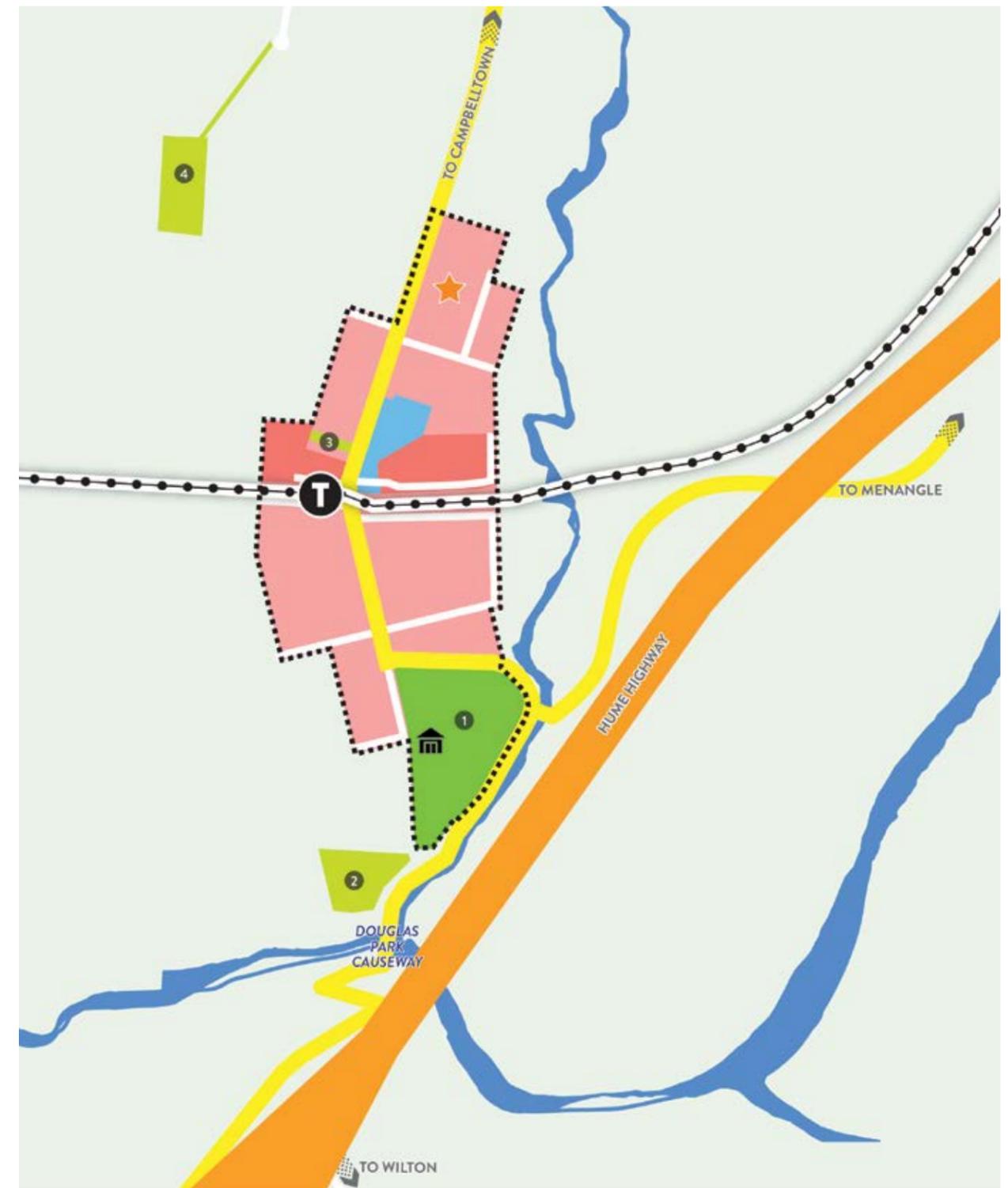
DOUGLAS PARK

DOUGLAS PARK WILL BE AN ENVIRONMENTALLY AND SOCIALLY CONNECTED COMMUNITY

Douglas Park is a small, close-knit community centred around the Nepean River. Enhancing access to the natural environment and improving local transport infrastructure will help people living in Douglas Park to maintain their relationships with the environment and others. Further development in Douglas Park will be limited because of its natural setting and environmental constraints.

Community values and needs:

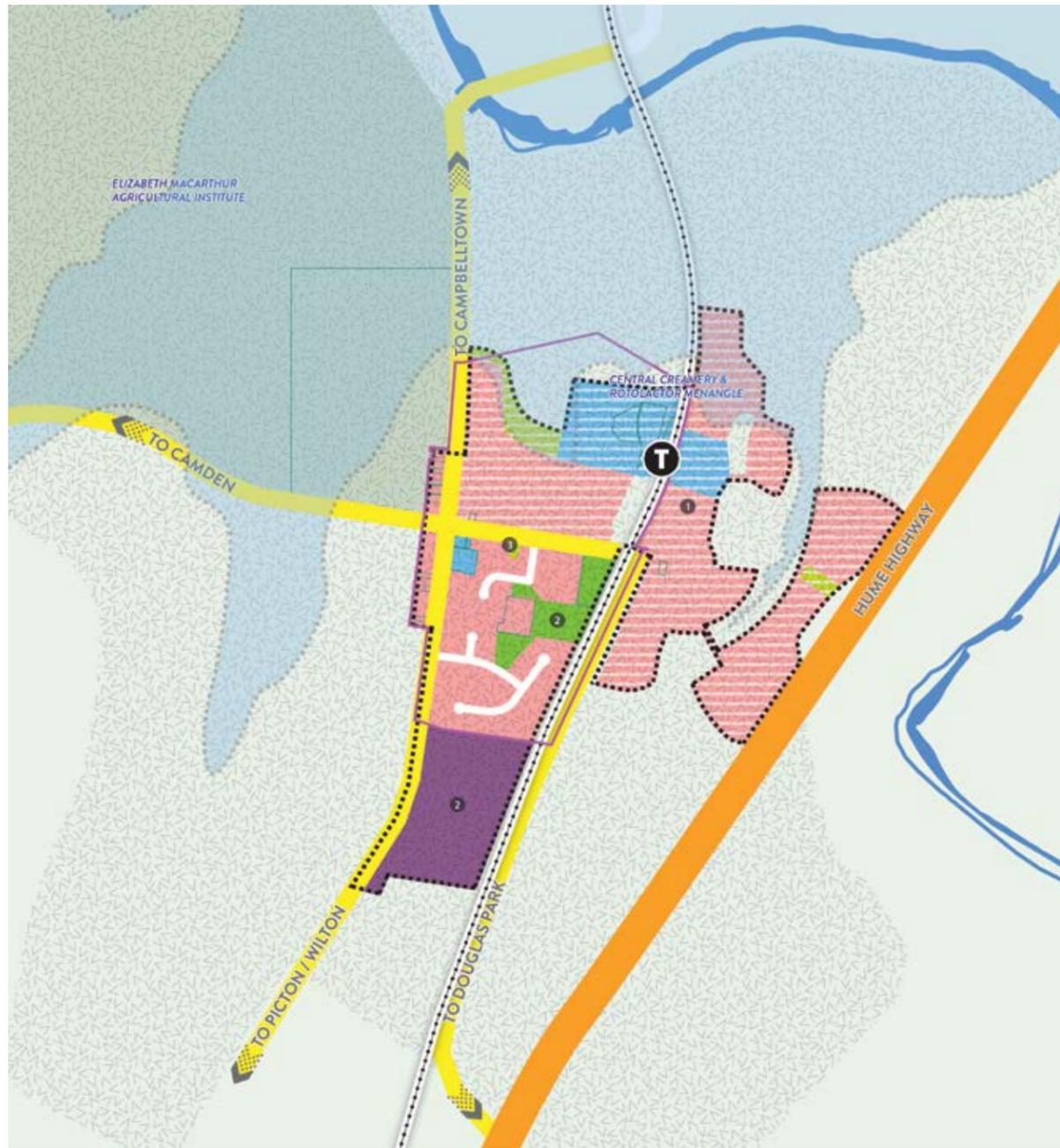
- improvements to transport infrastructure that enhance connections
- improvements that allow increased access to natural surroundings that help people to maintain and celebrate their relationship with the environment.
- improvements to public space that boost people’s pride in Douglas Park.
- more educational and childcare facilities and initiatives that support families.
- sport is integral to the community and helps people to connect with others.



KEY

<p>..... TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <p>EXISTING LOW DENSITY RESIDENTIAL</p> <p>ZONED MEDIUM DENSITY (TRANSITIONING)</p> <p>OPEN SPACE</p> <p>PRIORITY SITE FOR MASTER PLANNING</p> <p>Douglas Park Sportsground</p>	<p>PARKS AND RECREATIONAL SPACES</p> <p>Nepoen Street Bushland</p> <p>Camden Road Park</p> <p>Wightson Way Reserve</p> <p>CULTURE</p> <p>HERITAGE ITEMS</p> <p>DOUGLAS PARK PUBLIC SCHOOL</p> <p>COMMUNITY CENTRE</p>	<p>EMPLOYMENT</p> <p>TOWN / VILLAGE CENTRE</p> <p>ENVIRONMENT</p> <p>WATERWAYS</p> <p>INFRASTRUCTURE</p> <p>MAIN ROADS</p> <p>LOCAL ROADS</p> <p>HUME HIGHWAY</p> <p>TRAIN STATION</p>
---	---	---

MENANGLE



KEY

<p>..... TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <p>EXISTING LOW DENSITY RESIDENTIAL</p> <p>YET TO BE BUILT LOW DENSITY RESIDENTIAL ⊙ Approx. 350 Lots</p> <p>HOUSING FOR SENIORS ⊙ Dufham Green Retirement Village</p>	<p>OPEN SPACE</p> <p>PRIORITY SITE FOR MASTER PLANNING ⊙ St James Avenue Park and the Old Menangle School Site</p> <p>PARKS AND RECREATIONAL SPACE ⊙ Dean McGrath Park</p> <p>FUTURE OPEN SPACE</p> <p>CULTURE</p> <p>HERITAGE ITEMS</p> <p>HERITAGE CONSERVATION AREA</p> <p>LANDSCAPE CONSERVATION AREA</p>	<p>EMPLOYMENT</p> <p>TOWN / VILLAGE CENTRE</p> <p>FUTURE BUSINESS LAND</p> <p>ELIZABETH MACARTHUR AGRICULTURAL INSTITUTE</p> <p>ENVIRONMENT</p> <p>WATERWAYS</p> <p>1:100 YEAR FLOOD LEVEL</p> <p>INFRASTRUCTURE</p> <p>MAIN ROADS</p> <p>LOCAL ROADS</p> <p>TRAIN STATION</p>
---	---	---

MENANGLE WILL BE INSPIRED THROUGH CULTURE AND HERITAGE

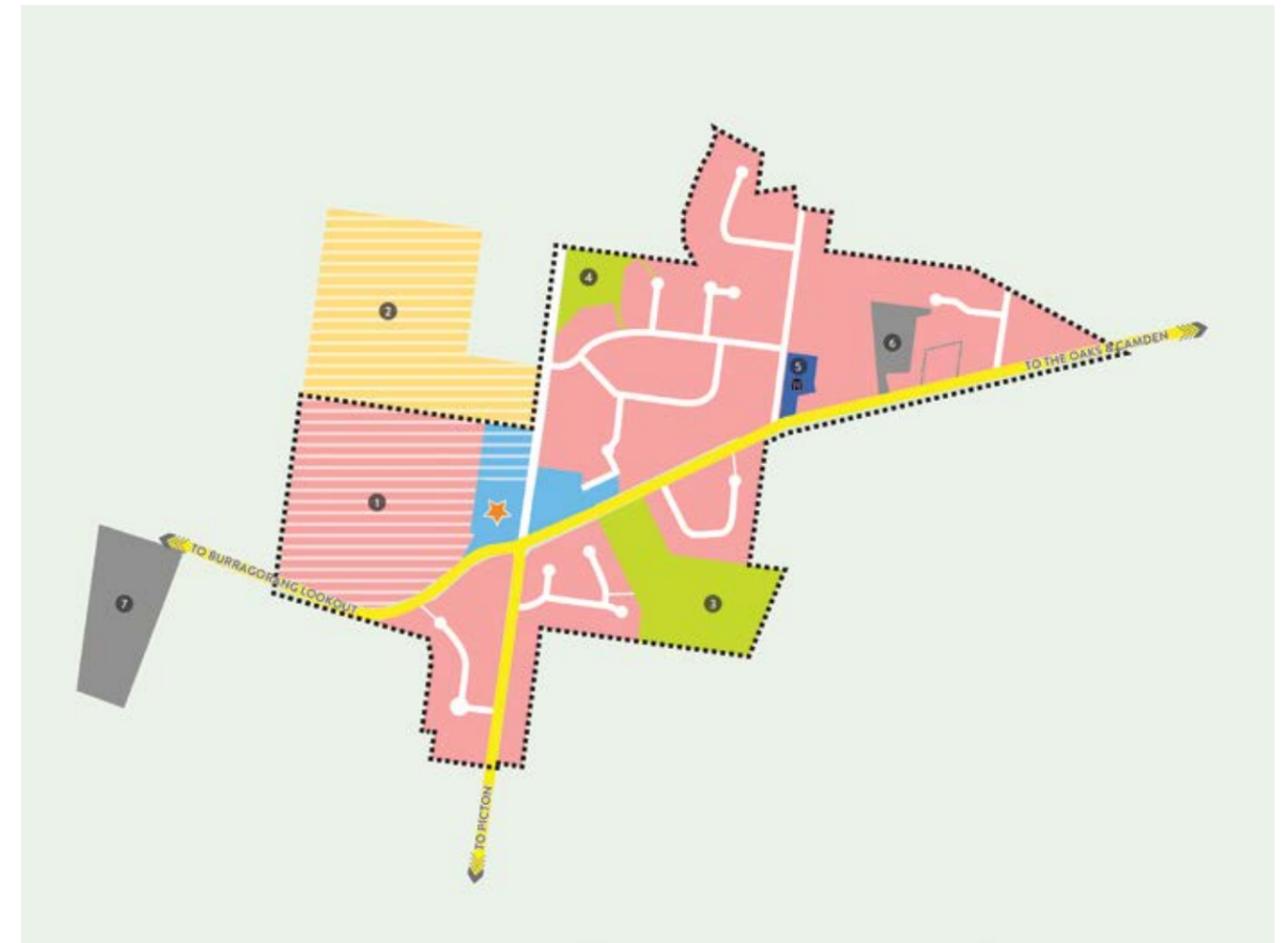
Menangle is a small and historically significant village close to Camden, Picton and Campbelltown. Residents value Menangle's agricultural and historical assets. In the short term, new development will create an opportunity to protect and showcase these assets while improving facilities and infrastructure. Further development in Menangle is constrained by the historic importance of the rural and agricultural landscape.

Community values and needs:

- the neighbourhood identity and character which should be protected for present and future residents.
- the new master-planned park and new well-maintained public spaces will help to make people feel happier and healthier.
- the existing and potential agricultural opportunities.
- an enhanced retail and heritage precinct will better connect the community to its history.
- a richer, supported cultural and artistic community that improves tourism and will create connections with others.



OAKDALE



OAKDALE WILL BE AN ACTIVE AND CONNECTED COMMUNITY

Oakdale is a small village in a rural and bushland setting. Residents have a good sense of community which could be enhanced with improved public spaces and new active links. There are servicing and environmental constraints that will limit further development in Oakdale.

Community values and needs:

- new walking and cycling connections that will contribute to happiness and health.
- the natural setting should be protected to maintain the community's relationship with the environment.
- better road infrastructure to create stronger connections.
- there are several existing and potential agricultural opportunities in Oakdale.
- improvements to public and green spaces will boost the community's pride in their local area.

KEY

- TOWN / VILLAGE BOUNDARY
- HOUSING**
 - EXISTING LOW DENSITY RESIDENTIAL
 - YET TO BE BUILT LOW DENSITY RESIDENTIAL
⊙ Approx. 122 Lots
 - YET TO BE BUILT ENVIRONMENTAL LIVING RESIDENTIAL
⊙ Approx. 10 Lots
- OPEN SPACE**
 - PARKS AND RECREATION
 - ⊙ Willis Park Sportground
 - ⊙ Blatman Avenue Bushland
- CULTURE**
 - HERITAGE ITEMS
 - OAKDALE PUBLIC SCHOOL
 - SITE SUBJECT TO POTENTIAL RATIONALISATION
 - ⊙ Oakdale Community Hall
- EMPLOYMENT**
 - TOWN / VILLAGE CENTRE
 - FUTURE BUSINESS LAND
 - OAKDALE CARAVAN PARK
 - OAKDALE WORKERS CLUB
- INFRASTRUCTURE**
 - MAIN ROADS
 - LOCAL ROADS

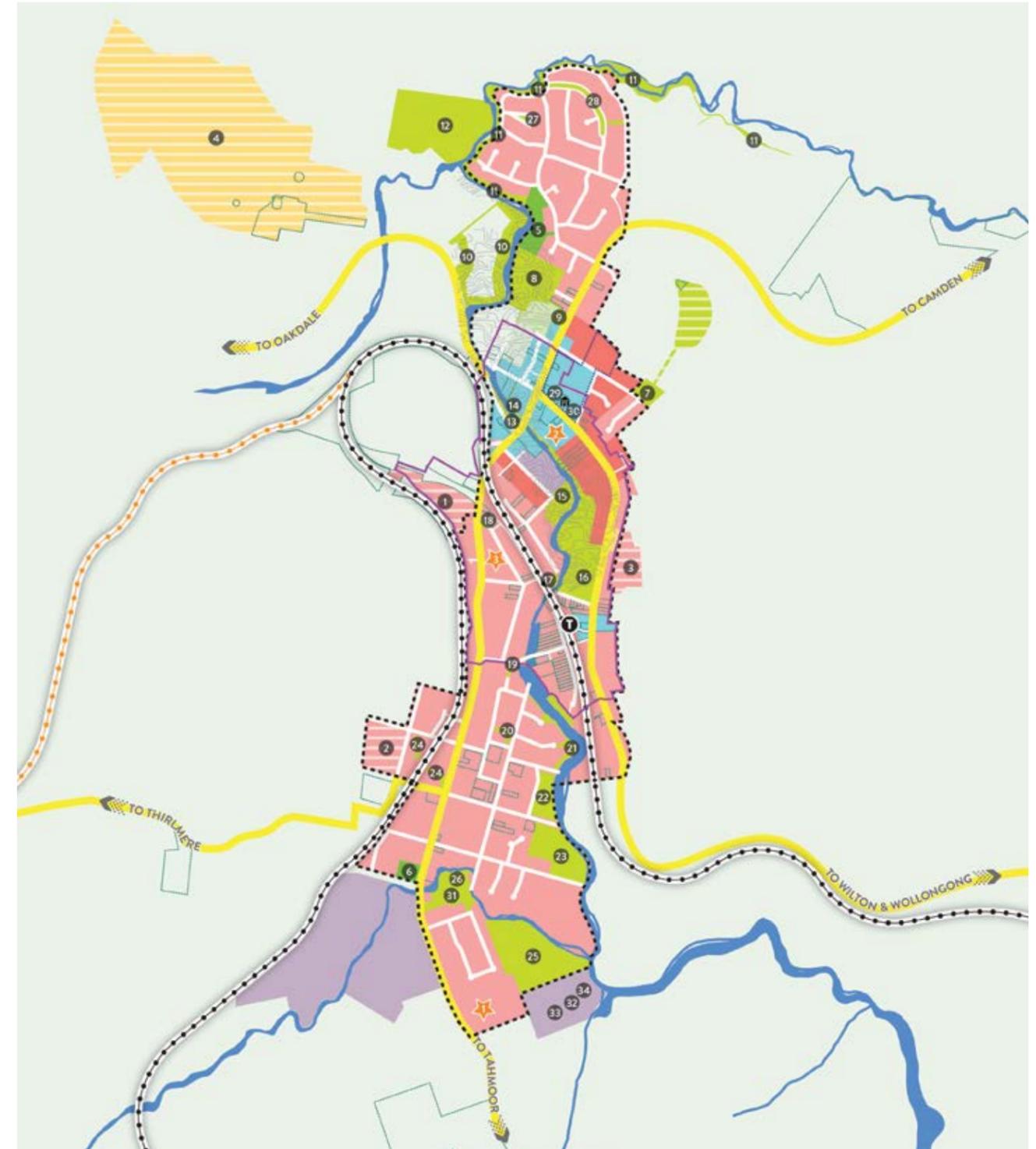
PICTON

PICTON WILL BE THE COMMUNITY, CULTURAL AND CIVIC HUB OF WOLLONDILLY

Located within rolling hills, Picton is the administrative, commercial and services hub of Wollondilly. The new Community, Cultural and Civic Precinct and upgrades to local infrastructure will improve Picton as a lifestyle base for all of Wollondilly.

Community values and needs:

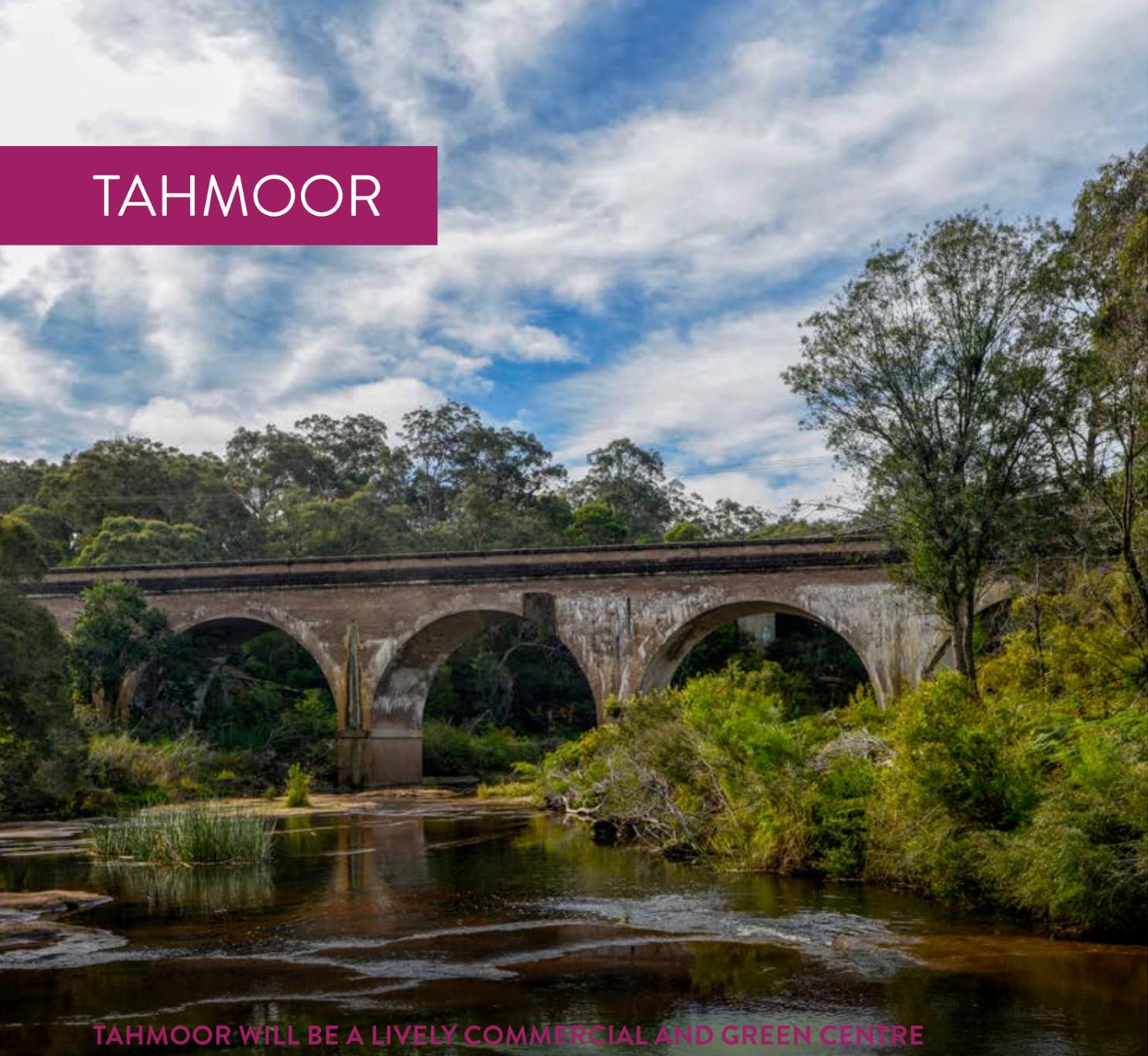
- better local retail and leisure facilities will improve people's quality of life.
- the new Community, Cultural and Civic Precinct will increase access to cultural resources and will allow people to build connections with others.
- access to local educational facilities.
- celebrating the area's local heritage.
- enhanced public and open spaces will create a stronger sense of pride in Picton.
- walking and cycling paths and access to the natural environment that make people feel happier and healthier.
- a vibrant retail precinct helps people to stay connected.



KEY

<p>***** TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <ul style="list-style-type: none"> EXISTING LOW DENSITY RESIDENTIAL ZONED MEDIUM DENSITY (TRANSITIONING) YET TO BE BUILT LOW DENSITY RESIDENTIAL <ul style="list-style-type: none"> Approx. 32 Lots Approx. 25 Lots Approx. 20 Lots YET TO BE BUILT ENVIRONMENTAL LIVING RESIDENTIAL <ul style="list-style-type: none"> Approx. 40 Lots <p>OPEN SPACE</p> <ul style="list-style-type: none"> PRIORITY SITE FOR MASTER PLANNING <ul style="list-style-type: none"> Picton Botanic Garden Redbank Reserve FUTURE OPEN SPACE <ul style="list-style-type: none"> Vault Hill Reserve 	<p>PARKS AND RECREATIONAL SPACES</p> <ul style="list-style-type: none"> Hume Oval Sportsground Picton R.S.L. Park Davies Place Reserve Natasha Place Shared Pathway/Cycleway Picton Sportsground Apex Park (Shaped Memorial Park) Argyle Street Walkway Coull Street Reserve Victoria Park Sportsground Picton Avenue Park Rotorack Park Prince Street Walkway Wild St Reserve Stonequary Place Reserve Maldstone St Reserve Glenrock Reserve Argyle Street Drainage Reserve Wonga Road Reserve Wood Street Reserve Aynshire Garden Park Yallambi St Reserve 	<p>CULTURE</p> <ul style="list-style-type: none"> HERITAGE ITEMS HERITAGE CONSERVATION AREA HERITAGE RAIL LINE SCHOOLS <ul style="list-style-type: none"> Picton High School St Anthony's Catholic Primary School Picton Public School WOLLONDILLY SHIRE HALL WOLLONDILLY LIBRARY WOLLONDILLY SHIRE COUNCIL BUILDING WOLLONDILLY LESIURE CENTRE COMMUNITY NURSERY COMMUNITY CULTURAL AND CIVIC PRECINCT VISIONARY 	<p>EMPLOYMENT</p> <ul style="list-style-type: none"> TOWN / VILLAGE CENTRE EXISTING INDUSTRIAL LAND <p>ENVIRONMENT</p> <ul style="list-style-type: none"> WATERWAYS FLOOD PRONE LAND <p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> MAIN ROADS LOCAL ROADS TRAIN STATION PICTON WASTE MANAGEMENT FACILITY WOLLONDILLY COUNCIL ANIMAL SHELTER
--	--	---	--

TAHMOOR

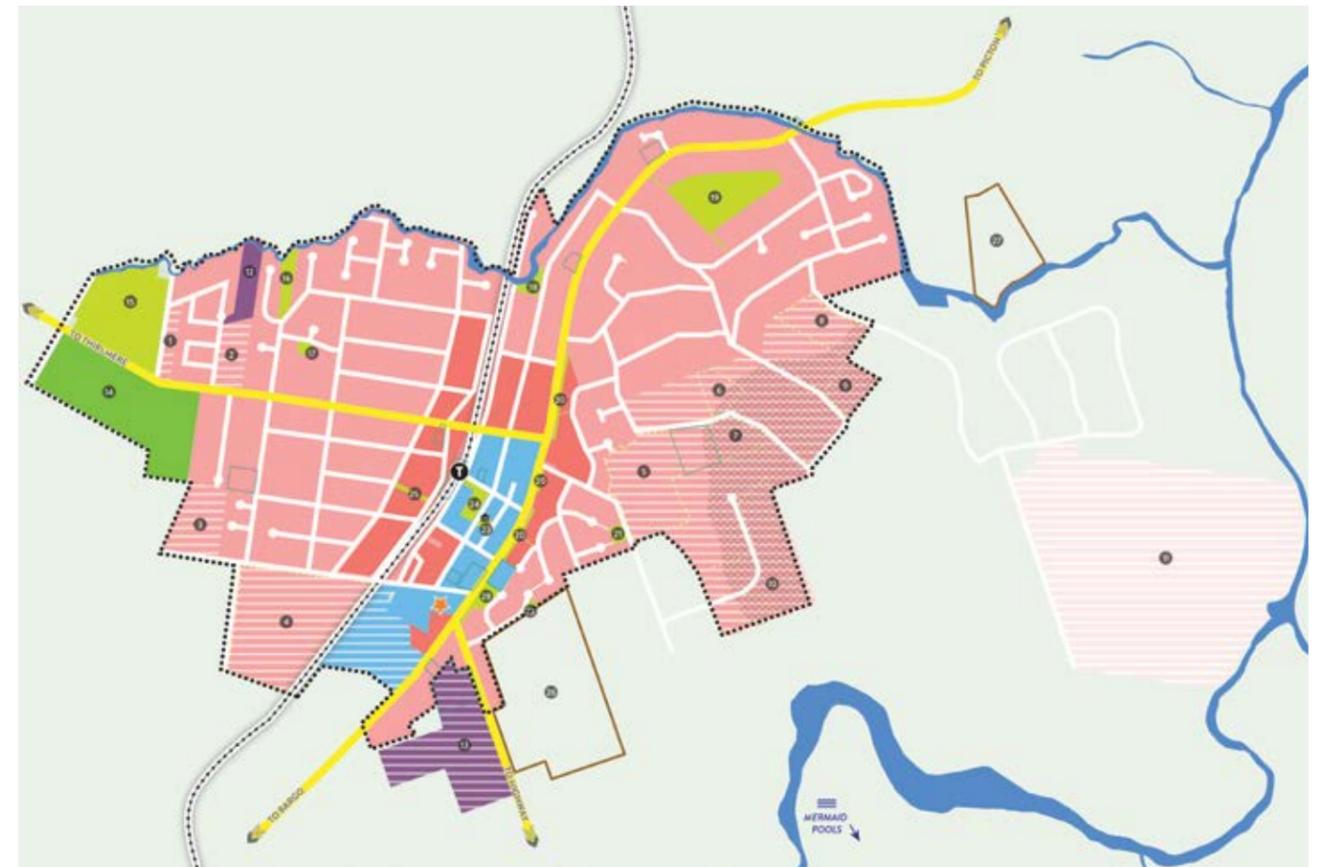


TAHMOOR WILL BE A LIVELY COMMERCIAL AND GREEN CENTRE

Located south of Picton, Tahmoor is a commercial and services hub for surrounding communities. Sports and green spaces are important to residents and improvements to parks and public spaces will help people to remain active and engaged with the community.

Community values and needs:

- Sporting and community groups help the community to connect with each other.
- The new master-planned park and new well-maintained public spaces will help to make people feel happier and healthier.
- The area's local heritage is important to the community.
- A local services are important and growing the commercial area presents new opportunities for residents and surrounding areas.
- Tahmoor's poultry industry.
- transport infrastructure improvements that better connect people to each other and other places.
- Better increased local employment opportunities that improve the type of lifestyle on offer in Tahmoor.
- Improving access to and protecting natural surroundings will help people to maintain their connection to the local environment.



KEY

<p>***** TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <ul style="list-style-type: none"> EXISTING LOW DENSITY RESIDENTIAL ZONED MEDIUM DENSITY (TRANSITIONING) YET TO BE BUILT LOW DENSITY RESIDENTIAL <ul style="list-style-type: none"> Approx. 4-6 Lots Approx. 36 Lots Approx. 50 Lots Approx. 161 Lots Approx. 82 Lots Approx. 25 Lots Approx. 37 Lots Approx. 61 Lots Approx. 35 Lots Approx. 170 Lots YET TO BE BUILT LARGE LOT RESIDENTIAL <ul style="list-style-type: none"> Approx. 56 Lots 	<ul style="list-style-type: none"> HOUSING FOR SENIORS <ul style="list-style-type: none"> Macquarie Grove Retirement Village YET TO BE BUILT HOUSING FOR SENIORS UNDER CONSIDERATION <ul style="list-style-type: none"> Unknown number of Lots <p>OPEN SPACE</p> <ul style="list-style-type: none"> PARKS AND RECREATIONAL SPACES <ul style="list-style-type: none"> Tahmoor Pony Club Hall's Reserve Ibbotson Street Park York Street Park Tahmoor Park Remembrance Driveway Roadside Gardens Progress Street Park Raffle Street Park Tahmoor CWA Hall Park Emmett Park Casterleigh Street Drainage Reserve PRIORITY SITE FOR MASTER PLANNING <ul style="list-style-type: none"> Tahmoor Sportground 	<p>CULTURE</p> <ul style="list-style-type: none"> HERITAGE ITEMS TAHMOOR PUBLIC SCHOOL TAHMOOR CWA HALL <p>EMPLOYMENT</p> <ul style="list-style-type: none"> TOWN / VILLAGE CENTRE FUTURE BUSINESS LAND SIGNIFICANT INDUSTRY <ul style="list-style-type: none"> Ingham's Processing Plant Picton Meatworks COMMUNITY HEALTH CENTRE <p>ENVIRONMENT</p> <ul style="list-style-type: none"> WATERWAYS ODOUR BUFFER AREA (TO PROTECT INDUSTRY) <p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> MAIN ROADS LOCAL ROADS TRAIN STATION
---	---	---

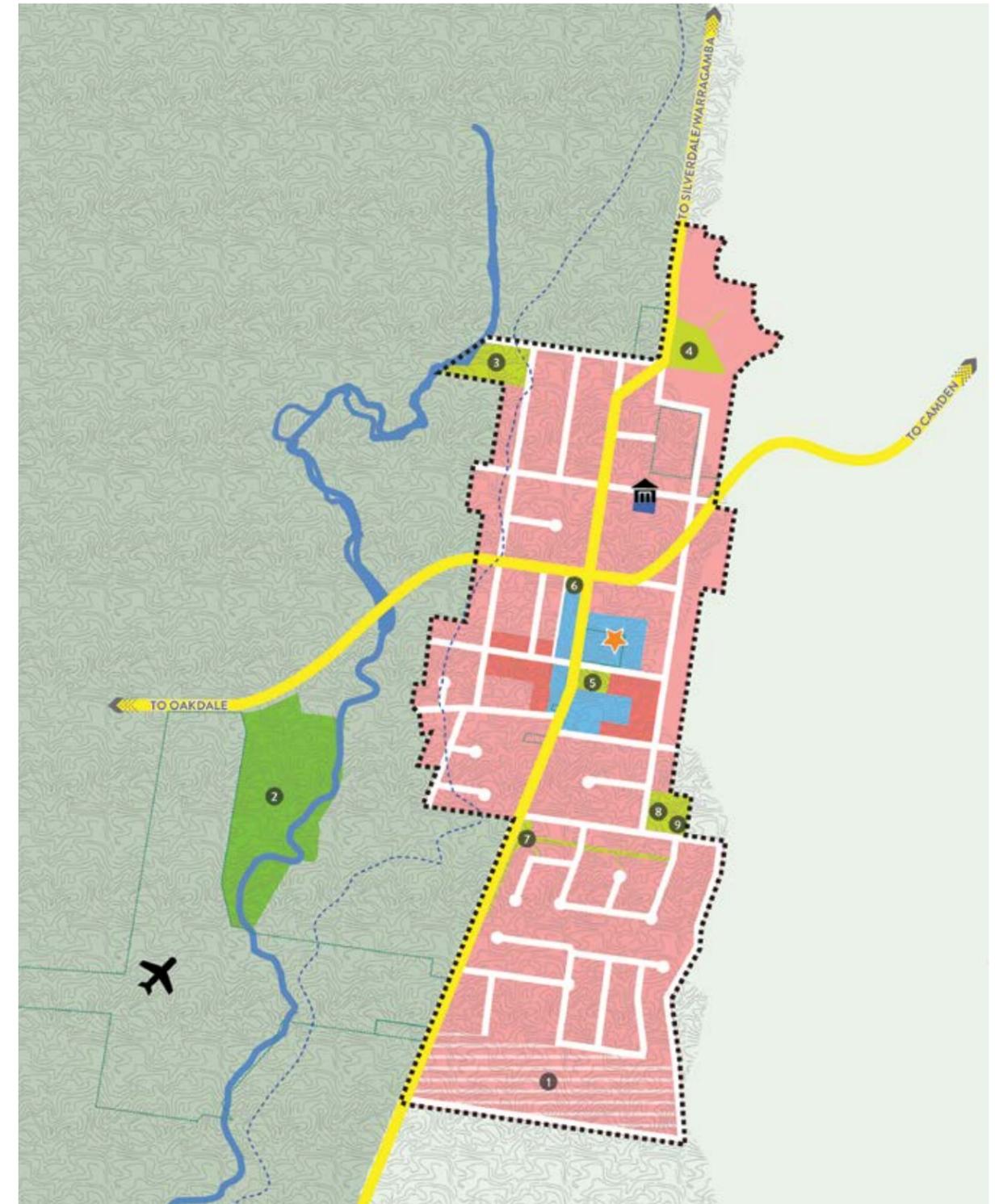
THE OAKS

THE OAKS WILL BE AN ACTIVE AND CONNECTED COMMUNITY

The Oaks is a small village at the crossroads between Warragamba, Camden and Picton. Heritage and sport are important to residents; protecting and enhancing these aspects will ensure that residents remain connected to place and community.

Community values and needs:

- better road infrastructure that builds stronger connections.
- the new master-planned park and improvements to other green spaces and active connections will help people to feel happier and healthier.
- improved public spaces
- improved public domain that focuses on how The Oaks looks and feels will build pride in the neighbourhood.
- sporting and community facilities help people to build connections with others.



KEY

- | | | |
|---|---|--|
| <p>..... TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <ul style="list-style-type: none"> EXISTING LOW DENSITY RESIDENTIAL ZONED MEDIUM DENSITY (TRANSITIONING) YET TO BE BUILT LOW DENSITY RESIDENTIAL
① Approx. 74 Lots <p>OPEN SPACE</p> <ul style="list-style-type: none"> PRIORITY SITE FOR MASTER PLANNING
② Dudley Chesham Sportsground | <p>PARKS AND RECREATIONAL SPACES</p> <ul style="list-style-type: none"> ① William Street Reserve ② Browns Road Park ③ Barrallier Park ④ WS William Park ⑤ Montpelier Park and Drain Reserve/Cycleway ⑥ Harold Noakes Reserve <p>CULTURE</p> <ul style="list-style-type: none"> HERITAGE ITEMS ★ THE OAKS PUBLIC SCHOOL ■ SITE SUBJECT TO POTENTIAL RATIONALISATION
The Oaks Community Hall and Senior Citizens' Annex ● WOLLONDILLY HERITAGE CENTRE | <p>EMPLOYMENT</p> <ul style="list-style-type: none"> TOWN / VILLAGE CENTRE <p>ENVIRONMENT</p> <ul style="list-style-type: none"> WATERWAYS SYDNEY DRINKING WATER CATCHMENT AREA 1:100 YEAR FLOOD LEVEL WATERNSW WARRAGAMBA SPECIAL AREA <p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> MAIN ROADS LOCAL ROADS ✈ THE OAKS AIRFIELD |
|---|---|--|

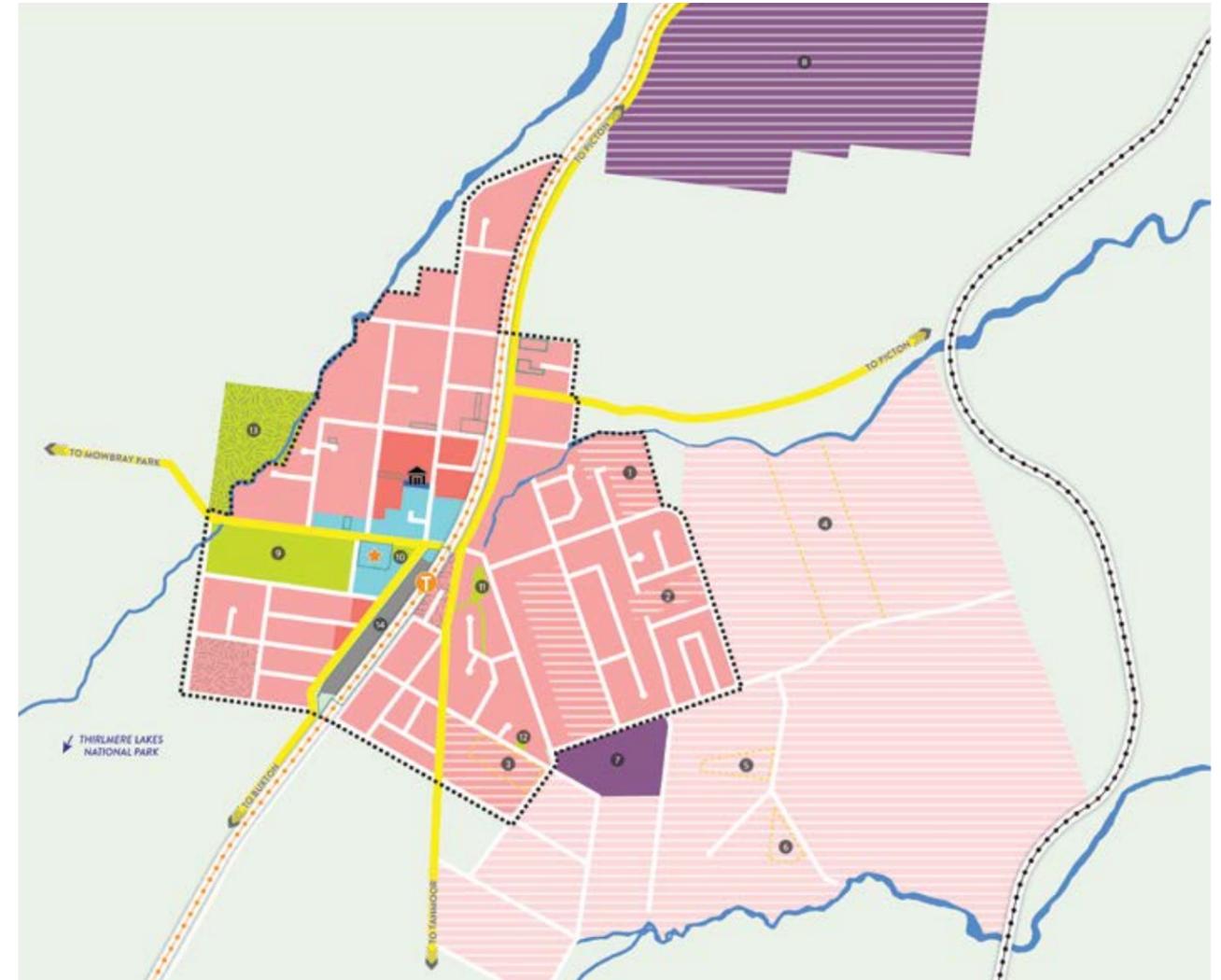
THIRLMERE

THIRLMERE WILL BE A PROUD AND CONNECTED COMMUNITY CELEBRATING ITS CHARACTER

Thirlmere is a rural town west of Picton and Tahmoor. Historical and natural assets and a sense of community are important to local residents. Enhancing the existing village character and providing more opportunities for community interaction will strengthen ties and help new residents feel at home.

Community values and needs:

- the area’s local heritage
- tourism that supports local businesses and showcases natural and historical assets.
- enhanced retail opportunities that make Thirlmere a better place to live.
- the existing and potential agricultural opportunities
- the World Heritage Thirlmere Lakes and natural surroundings that make people feel connected to their environment.
- community events that bring people together.
- gathering places and sporting clubs that help people to build connections with others.



KEY

<p>..... TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <p>EXISTING LOW DENSITY RESIDENTIAL</p> <p>ZONED MEDIUM DENSITY (TRANSITIONING)</p> <p>YET TO BE BUILT LOW DENSITY RESIDENTIAL</p> <p>① Approx. 45 Lots</p> <p>② Approx. 32 Lots</p> <p>③ Approx. 41 Lots</p> <p>YET TO BE BUILT LARGE LOT RESIDENTIAL</p> <p>④ Approx. 22 Lots</p> <p>⑤ Approx. 4 Lots</p> <p>⑥ Approx. 4 Lots</p> <p>HOUSING FOR SENIORS</p> <p>⑦ Bluegum Lifestyle Resort</p>	<p>OPEN SPACE</p> <p>PARKS AND RECREATIONAL SPACES</p> <p>⑧ Thirlmere Sportsground</p> <p>⑨ Thirlmere Memorial Park</p> <p>⑩ Thirlmere Wetlands and Turner Street Drainage Reserve</p> <p>⑪ Bell Street Park</p> <p>⑫ Lin Gordon Reserve</p> <p>CULTURE</p> <p>HERITAGE ITEMS</p> <p>HERITAGE RAIL LINE</p> <p>★ THIRLMERE PUBLIC SCHOOL</p> <p>⑬ NSW RAIL MUSEUM</p> <p>SITE SUBJECT TO POTENTIAL RATIONALISATION</p> <p>Thirlmere Community Hall</p>	<p>EMPLOYMENT</p> <p>TOWN / VILLAGE CENTRE</p> <p>ENVIRONMENT</p> <p>WATERWAYS</p> <p>SIGNIFICANT VEGETATION</p> <p>INFRASTRUCTURE</p> <p>MAIN ROADS</p> <p>LOCAL ROADS</p> <p>THE MAIN SOUTHERN RAILWAY LINE</p>
---	--	--

SILVERDALE AND WARRAGAMBA

SILVERDALE WILL BE A CONNECTED AND SELF-SUFFICIENT COMMUNITY AND A GATEWAY TO THE SHIRE

Silverdale is a community-focused town in the north of the Shire. Residents value their rural setting and better retail opportunities will help them to become more self-sufficient. Further development in Silverdale will be limited by the operation of the new 24 hour Western Sydney International (Nancy-Bird Walton) Airport.

Community values and needs:

- the social and historical connections between Silverdale and Warragamba
- public transport, walking and cycling that create stronger connections for residents.
- better retail opportunities to help make Silverdale a better place to live.
- Western Sydney International (Nancy-Bird Walton) Airport and the increased access to investment and jobs in the local area that will follow
- protecting the rural setting will maintain connections to the local environment.
- the existing and potential agricultural opportunities in Silverdale.

WARRAGAMBA WILL BE A COMMUNITY CELEBRATING ITS NATURAL AND HISTORICAL ASSETS

Warragamba is a close-knit heritage town that evolved as the adjacent Warragamba Dam was developed. Residents value the rural setting and strong sense of belonging. Improvements to open space and transport infrastructure will further strengthen the community. Similar to Silverdale, heritage and the operation of the new airport will constrain opportunities for significant development in the area.

Community values and needs:

- there are strong social and historical connections between Silverdale and Warragamba.
- residents value the heritage significance of their town.
- Western Sydney International (Nancy-Bird Walton) Airport and the increased access to investment and jobs in the local area that will follow.
- tourism that supports local businesses and showcase Warragamba's heritage.
- protecting the natural setting will maintain connections to the local environment.
- the new master-planned park and improvements to open space will help to make people feel happier and healthier.
- public transport, walking and cycling will create stronger connections for residents
- local businesses are important and help to make Warragamba self-sufficient.



KEY

<p>..... TOWN / VILLAGE BOUNDARY</p> <p>HOUSING</p> <p>EXISTING LOW DENSITY RESIDENTIAL</p> <p>YET TO BE BUILT LOW DENSITY RESIDENTIAL</p> <p>APPROX. 425 LOTS</p> <p>APPROX. 81 LOTS</p> <p>APPROX. 60 LOTS</p> <p>OPEN SPACE</p> <p>PRIORITY SITE FOR MASTER PLANNING</p> <p>WARRAGAMBA SPORTSGROUND AND POOL</p> <p>WATERBOARD OVAL SPORTSGROUND</p> <p>WARRAGAMBA TENNIS COURTS</p> <p>WARRAGAMBA CIVIC PARK</p> <p>WARRAGAMBA SKATE PARK</p>	<p>PARKS AND RECREATIONAL SPACES</p> <p>TAYLORS ROAD - DURBAR ROAD PARK</p> <p>DURBAR STREET - STARROW PLACE PARK</p> <p>McKEY DRIVE PARK</p> <p>McKEY DRIVE - TAYLORS ROAD PARK</p> <p>RIDGEHAVEN ROAD PARK</p> <p>SCOTCHEYS CREEK RESERVE</p> <p>EUGENIE BYRNE PARK</p> <p>SILVERDALE AND EPONA POLY CLUB</p> <p>WARRADALE ROAD - GIBSON STREET WALKWAY</p> <p>NINETEENTH STREET RESIDENTIAL LAND</p> <p>HAVLAND PARK</p> <p>FIFTH STREET PARK</p> <p>SIXTH STREET PARK</p> <p>NINTH STREET PARK</p> <p>THIRD STREET PARK</p> <p>KIPARA PARK</p>	<p>CULTURE</p> <p>HERITAGE ITEMS</p> <p>HERITAGE CONSERVATION AREA</p> <p>WARRAGAMBA PUBLIC SCHOOL</p> <p>WARRAGAMBA TOWN HALL</p> <p>VISITOR DESTINATION CENTRE</p> <p>WARRAGAMBA DAM LOOKOUT</p> <p>WARRAGAMBA DAM</p> <p>WARRAGAMBA WORKERS' CLUB</p> <p>NEIGHBOURHOOD CENTRE</p> <p>ELDERCARE COTTAGE</p>	<p>EMPLOYMENT</p> <p>TOWN / VILLAGE CENTRE</p> <p>EXISTING INDUSTRIAL LAND</p> <p>ENVIRONMENT</p> <p>WATERWAYS</p> <p>ENVIRONMENTALLY PROTECTED LAND</p> <p>SYDNEY DRINKING WATER CATCHMENT AREA</p> <p>WATERNSW WARRAGAMBA SPECIAL AREA</p> <p>INFRASTRUCTURE</p> <p>MAIN ROADS</p> <p>LOCAL ROADS</p> <p>TRANSPORT CORRIDOR VISIONARY</p>
---	---	--	--



PRODUCTIVITY



PLANNING PRIORITY 9

Developing the visitor experience and economy by increasing access to natural areas and rural landscapes

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W8. Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	Strategy GR3 Economic Development and Tourism	Objective 2. Creating 200,000 jobs by supercharging the Western Parkland City

PLANNING PRIORITY 10

Attracting investment and growing local jobs

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W10. Maximising freight and logistics opportunities and planning and managing industrial and urban services land	Strategy GR3 Economic Development and Tourism	Objective 2. Creating 200,000 jobs by supercharging the Western Parkland City

PLANNING PRIORITY 11

Leveraging greater investment and business opportunities from Western Sydney International (Nancy-Bird Walton) Airport

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W8. Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	Strategy GR3 Economic Development and Tourism Strategy GR7 Agriculture Strategy EN7 Agricultural Land and Capability	Objective 1. Realising the 30-minute city by delivering public transport for the Western Parkland City Objective 2. Creating 200,000 jobs by supercharging the Western Parkland City Objective 5. Innovative approaches to planning and delivery of housing.

PLANNING PRIORITY 9

DEVELOPING THE VISITOR EXPERIENCE AND ECONOMY BY INCREASING ACCESS TO NATURAL AREAS AND RURAL LANDSCAPES

By 2025, the investment that visitors will bring to Wollondilly – known as the visitor economy – will be a foundation for social, cultural and economic life. There will be economic benefits for the resident and business community. Wollondilly’s tourism offering will evolve and Wollondilly will be promoted as a year-round vibrant destination.

Our Destination Management Plan focuses on product and infrastructure development, destination awareness and visitor services, events development, and governance and support. It involves a range of sectors, stakeholder groups and delivery partners across all levels of government, agencies, communities and business.

Visitation to Wollondilly has been growing, with 83% of the visitor market being domestic day trippers. Visitor spend data demonstrates that 17% of all visitors stay overnight, generating 55% of tourism spend. It therefore makes sense to focus on this segment of the market.

Wollondilly’s natural and rural areas can underpin the visitor experience and economy, with walking trails and tours, biking experiences, wellness activities, and function and conference centres. Quality agriculture and horticulture provide opportunities for agritourism, expanded farm-based tourism and generating additional income streams. Priority actions will be to:

- attract a nationally branded destination holiday park
- attract and encourage the development of a higher-end eco-lodges with integrated wellness centres and day spas
- attract viable investment through an investment prospectus to entice investors to establish in Wollondilly, particularly in accommodation, function and conferencing infrastructure
- work with relevant stakeholders to expand the Thirlmere Festival of Steam as a signature destination event
- establish other signature destination events in Wollondilly
- develop the Wollondilly Trek and other walks within Wollondilly.

These projects could increase visitor numbers, encourage visitors to stay longer (including overnight), generate investment and create community appreciation and advocacy for the visitor economy.

Wollondilly Trek

The realisation of the Wollondilly Trek will establish a great walk for Wollondilly connecting Katoomba and the Blue Mountains in the north through to Mittagong and Yerranderie in the south. This walk would take in Wollondilly’s natural areas to the east of Lake Burragarang linking Lake Burragarang Lookout and the Thirlmere Lakes. The existing access along the Ensign Berrallier Walk to the west of Lake Burragarang will complete this circular walk.

The indicative route goes through Special Areas which are protected under legislation. We will work closely with Water NSW and other stakeholders to ensure responsible and sensitive access.

Council will:

- Advocate for Wollondilly as a destination for events, festivals and tourism investment
- Work with Destination NSW, Destination Sydney Surrounds South and other stakeholders to develop the area’s visitor economy
- Continue to work with the NSW Small Business Commission to build industry and visitor economy capacity
- Seek partnerships with tourism industry bodies to facilitate the visitor economy
- Develop a greater understanding of opportunities to strengthen the visitor economy
- Support the NSW Rail Museum and other stakeholders with a feasibility study for the Loop Line Project
- Engage and work with Water NSW and other stakeholders to develop The Wollondilly Trek and other walks within Wollondilly
- Engage and consult with the Tourism Community Advisory Committee
- Investigate innovative planning options to enable tourism start-ups and remove barriers to a robust visitor economy
- Work to establish recreation vehicle facilities, caravan parks and campgrounds

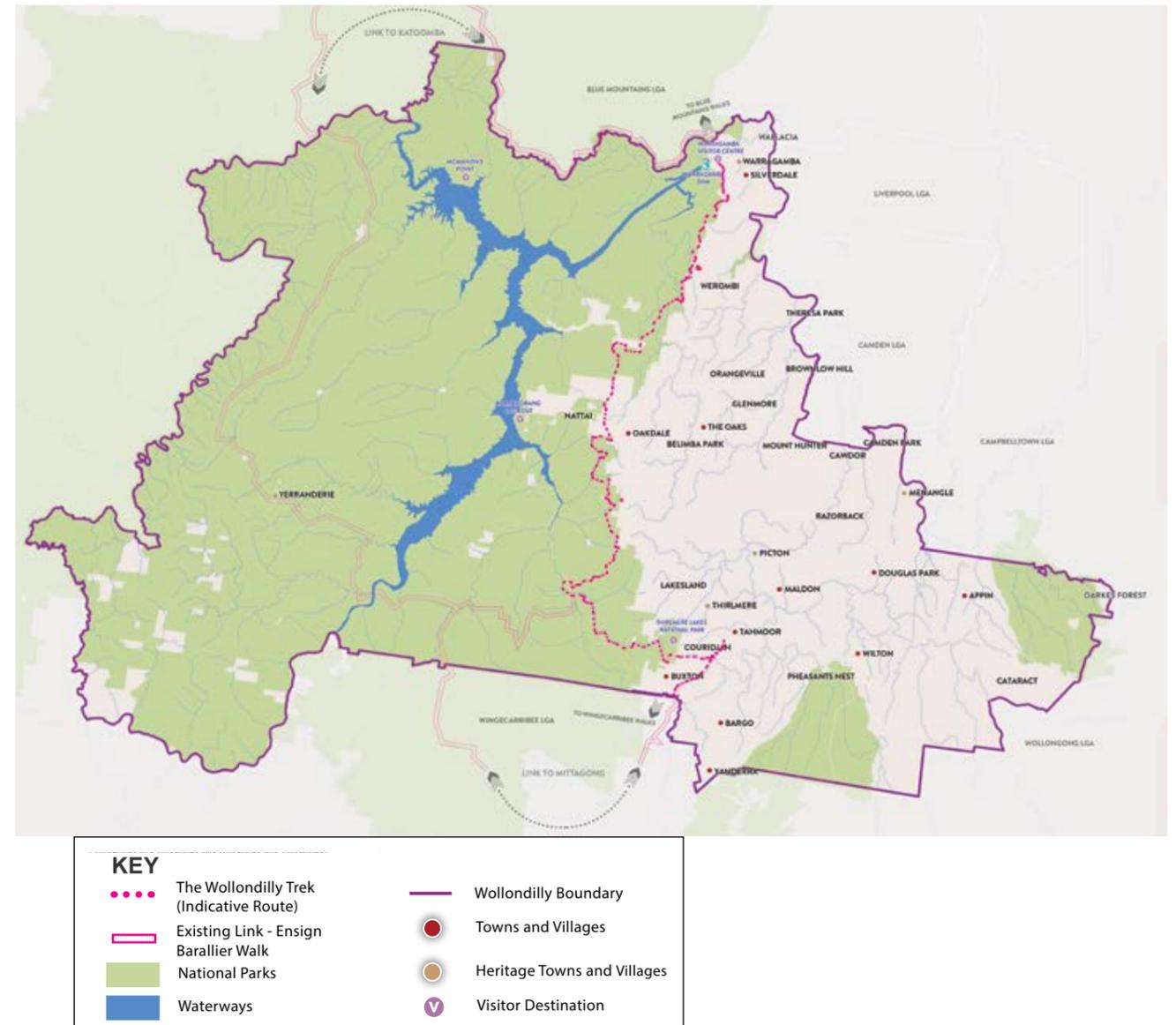


Figure 13: Proposed route of 'The Wollondilly Trek'

ACTION		TIMEFRAME
9.1	Implement and continually review the Wollondilly Destination Management Plan	Ongoing
9.2	Develop a visitor information servicing strategy	Short
9.3	Work with Destination Sydney Surrounds South on the Destination Wedding Project and, if required, update the LEP and DCP to encourage the development of tourism infrastructure including accommodation or spaces for events and conferences or functions	Short
9.4	Work with the NSW Small Business Commissioner to develop an agritourism business development program to support farm accommodation, farm tours and farm gate sales	Short
9.5	Review and develop events for Wollondilly and develop the Thirlmere Festival of Steam into a signature event for the Shire	Short
9.6	Investigate and, where appropriate, enable short-stay accommodation including caravan parks, RV facilities, campgrounds and more	Short

PLANNING PRIORITY 10

ATTRACTING INVESTMENT AND GROWING LOCAL JOBS

Wollondilly's diverse economy will be focused on innovation, tourism, manufacturing and engineering services, agriculture and agribusiness. Investment in the area, local job opportunities and supply services, will mean residents will be less likely to need to travel long distances for work or services.

Existing businesses are the foundation of any economy – they provide local jobs and services. Engaging with local businesses will help us understand their industries, challenges and opportunities.

We can help local businesses through regular engagement and support programs; by advocating for and promoting innovation; by showcasing Wollondilly and its products through festivals and events.

We will promote Wollondilly as a business and investment destination across various media to target audiences. We will encourage investment in education, infrastructure (including public transport) and tourism opportunities.

Western Sydney International (Nancy-Bird Walton) Airport will boost several local industries, including agritourism and agribusiness. The airport broadens the economic catchment of Wollondilly and creates opportunities to capture greater value from increased travel and business to the Shire.

The Western City District Plan references the importance of industrial and urban services land in the west and south west of Greater Sydney. These lands – zoned IN1 (General Industrial), IN3 (Heavy Industrial) and B5 (Business Development) – are associated with industries and services used by the local population. They are connected by freight lines and service a broad catchment of people.

IN1 General Industrial		IN2 Light Industrial		IN3 Heavy Industrial		B5 Business Development	
Undeveloped	Developed	Undeveloped	Developed	Undeveloped	Developed	Undeveloped	Developed
0.551 km ²	0.01km ²	0.521km ²	0.739km ²	0.576km ²	0.463km ²	0.067km ²	-

Source: Sydney Land Supply Monitor, 2018

Figure 14: Undeveloped and developed industrial and urban services land in Woillondilly

Industrial and urban services land makes up only 1.15% of the Shire (2.9km²), due mainly to natural constraints, limited heavy industry and smaller villages that have not been large enough to warrant supporting services such as concrete batching, motor vehicles services, printing, waste management, construction depots and courier services.

The Western City District Plan benchmarks the ideal amount of urban services land to be three square metres per person. While Western Sydney exceeds this benchmark, the per person amount in Wollondilly is just 0.65m². As the population grows we will need to retain and manage existing industrial and urban services land and plan for more.

While attracting large employers like education providers and health services in areas like Wilton will provide local jobs, more is required to reduce the number of people who leave Wollondilly every day for work, study or entertainment.

We will seek to attract high employment-generating opportunities in specific locations in the Shire such as Maldon, where there is ready access to rail and highway links, to leverage the strengths of existing and nominated employment lands.

We will collaborate and engage to give the businesses of Wollondilly a powerful voice, recognition and appropriate investment from service providers.

Our employment lands study and centres strategy help us to understand and plan for current and future needs across all sectors to ensure local job diversity and opportunities.

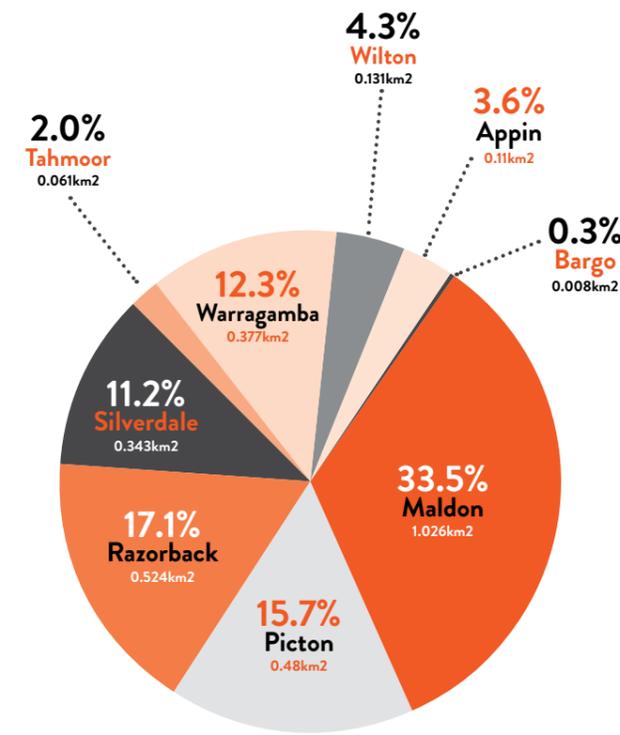


Figure 15: Urban services land by suburb in Woillondilly



Council will:

- Seek to better understand local business needs and identify challenges and opportunities
- Review policies that impact local businesses
- Develop and strengthen the Wollondilly brand to encourage investment in towns and villages
- Foster relationships with potential investors and operators that lead to tangible outcomes in reasonable timeframes
- Investigate opportunities for employment land
- Engage and consult with the Economic Development Community Advisory Committee
- Explore opportunities for clusters that will encourage industry and infrastructure development and an increase in jobs

ACTION	TIMEFRAME
10.1 Develop and implement a digital marketing strategy and investment prospectus	Short
10.2 Complete an employment lands study	Short
10.3 Progress the delivery of jobs at Maldon	Short/Medium
10.4 Review and implement the Economic Development Strategy to focus on innovative and knowledge jobs, and the agriculture and tourism sector	Short/Medium
10.5 Review the LEP for opportunities to encourage business across rural and residential zones where it can blend with existing character	Short

See also action 8.1 under Planning Priority 8 (Centres Strategy)

PLANNING PRIORITY 11

LEVERAGING GREATER INVESTMENT AND BUSINESS OPPORTUNITIES FROM THE WESTERN SYDNEY INTERNATIONAL (NANCY-BIRD WALTON) AIRPORT

Western Sydney International (Nancy-Bird Walton) Airport and the Western Sydney Aerotropolis, including the emerging agribusiness precinct, will be just 11 km north east of Wollondilly from Warragamba. We are active in the Western Sydney Planning Partnership and Western Sydney City Deal to leverage the benefits the airport will bring and advocate for better connections.

Airport planning creates an opportunity to improve transport infrastructure and build a self-sufficient Wollondilly off the foundation of the Shire's proximity to the airport and existing freight and passenger infrastructure. Existing infrastructure includes the Main Southern Railway Line, arterial roads and the Hume Motorway. Passenger connections include the Southern Highlands Line train services and bus links that connect Wollondilly to Wollongong, Camden, Campbelltown-Macarthur, Greater Penrith and the Southern Highlands.

The Shire's location, expected growth in Wilton, the nearby rail line, connections to the Hume Highway and access to the Illawarra's beaches and Port Kembla, make Wollondilly a key connection to the airport for workers, tourists and business travellers.

Wollondilly's natural areas and rural business activities, including land in the Metropolitan Rural Area, will help to support, promote and grow agribusiness and agritourism as an economic base, especially in the Shire's north at Warragamba, Silverdale, Wallacia and Werombi.

Residential development in these areas will not be a key driver of change; instead land must be preserved and protected to support ecotourism, agritourism, agricultural and agribusiness opportunities and investment. In addition, light manufacturing will play a supporting role to the aviation industry.

This will see a shift in how we manage land in Wollondilly and requires a better understanding of the built form of emerging agribusiness and agritourism uses. The review of the LEP and other policies will drive our response.

Growing these industries and taking advantage of the agribusiness precinct in the Aerotropolis will help to create jobs closer to where people live and will boost the economy of Wollondilly's centres.

An increase in freight movements from ecotourism, agricultural and agribusiness industries could affect Wollondilly's neighbourhoods, with more noise and congestion. Limiting residential growth in areas such as Silverdale and Warragamba will minimise these impacts. We will also respect the airport-related noise contour until there is better information available, and adopt a precautionary approach to noise sensitive proposals until flight paths are finalised.

Existing and planned freight corridors well help to realise the Aerotropolis benefits and will need to be protected.

We will continue to advocate for electrification of the Southern Highland passenger rail line, better public transport options including shared transport and supporting technology like real-time vehicle tracking and Opal ticketing for the bus network.

Rail and road freight will be important; some roads cannot yet support heavy vehicles. Upgrades such as the Outer Sydney Orbital and Maldon-Dombarton rail line will create strong freight links in the region and to the Illawarra, Sydney, Canberra, Melbourne and the airport.

Council will:

- Advocate for priority transport infrastructure to better integrate with the Western Sydney International (Nancy-Bird Walton) Airport including:
 - regional connectivity and infrastructure projects that benefit Wollondilly
 - improved and expanded rail services
 - Opal or credit card use on local buses
 - electrification of rail
 - rail access to Wilton
 - rail and bus connections to Greater Macarthur including the North South Rail Link between the Aerotropolis and Greater Macarthur
 - rapid bus connections within Wollondilly and to Campbelltown
 - gateway infrastructure such as Hume Highway Picton interchange and Picton bypass
 - regionally significant connections from Wilton to Wollongong/Illawarra
 - alternative heavy vehicle and emergency access in the north of the Shire
 - upgrades to Silverdale Road
 - east-west connections across the Nepean
 - connections to the South Coast including the South West Illawarra Rail Link which incorporates the completion of and electrification of the Maldon/Dombarton rail line
- Advocate for a reliable supply of water for agricultural uses, including the potential to use of recycled water for irrigation
- Participate in the Western Sydney City Deal process and continue to advocate for better services from the NSW Government
- Develop the Shire's agribusiness industry and conduct agribusiness networking events
- Advocate to minimise any negative impacts on the Wollondilly community from the new airport

ACTION		TIMEFRAME
11.1	Review planning controls in the LEP and DCP to accommodate and enable agribusiness and agritourism	Short
11.2	Review the LEP for opportunities to encourage intensive food production and more intensive agribusiness	Short
11.3	Develop a business case for a food manufacturing and processing plant	Short
11.4	Review the LEP for opportunities to protect land to ensure and maintain a safe operating environment and to provide for growth without disrupting airport operations	Short
See also action 16.3 under Planning Priority 16 (Rural Lands Strategy)		

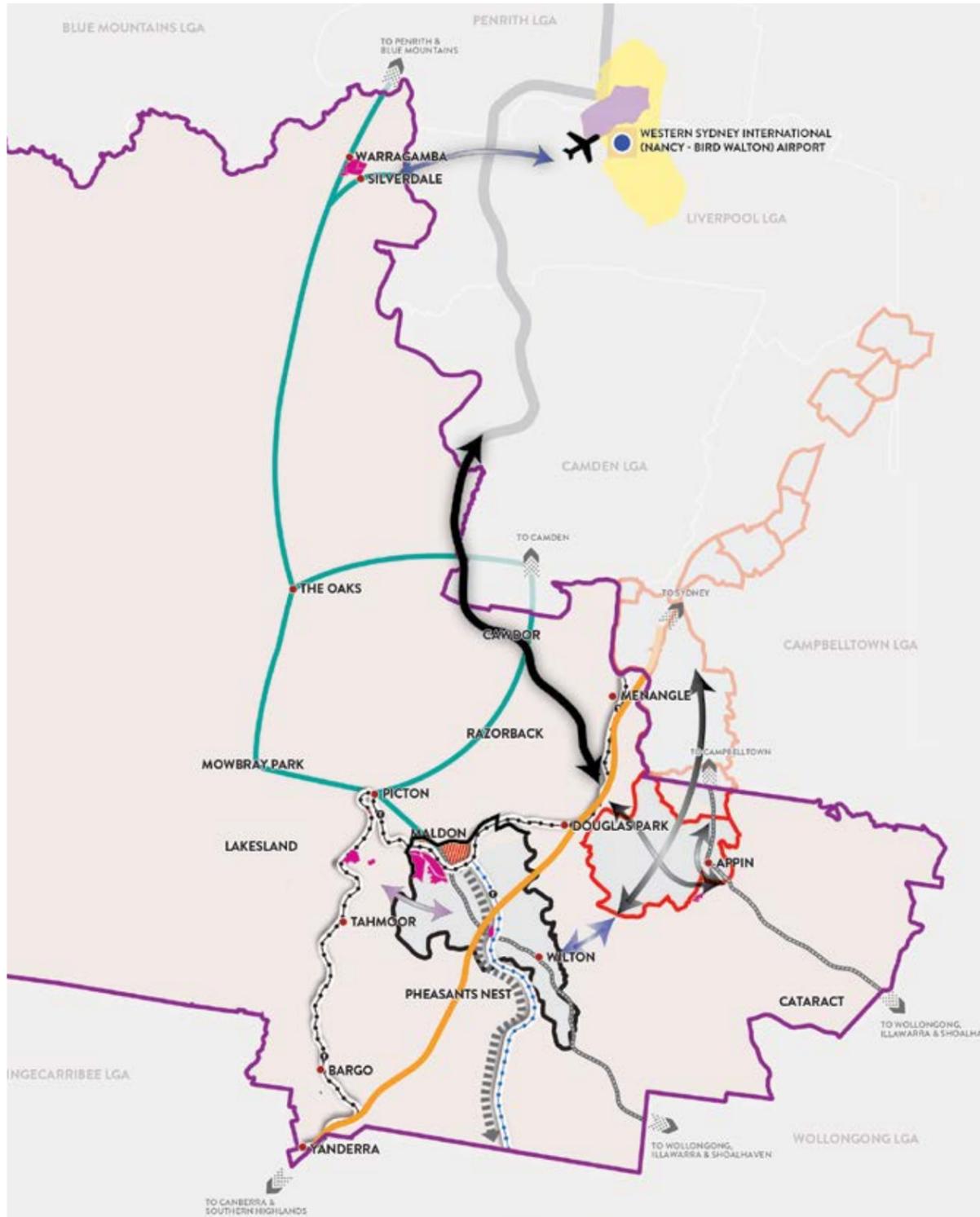


Figure 16: Existing and proposed key transport infrastructure

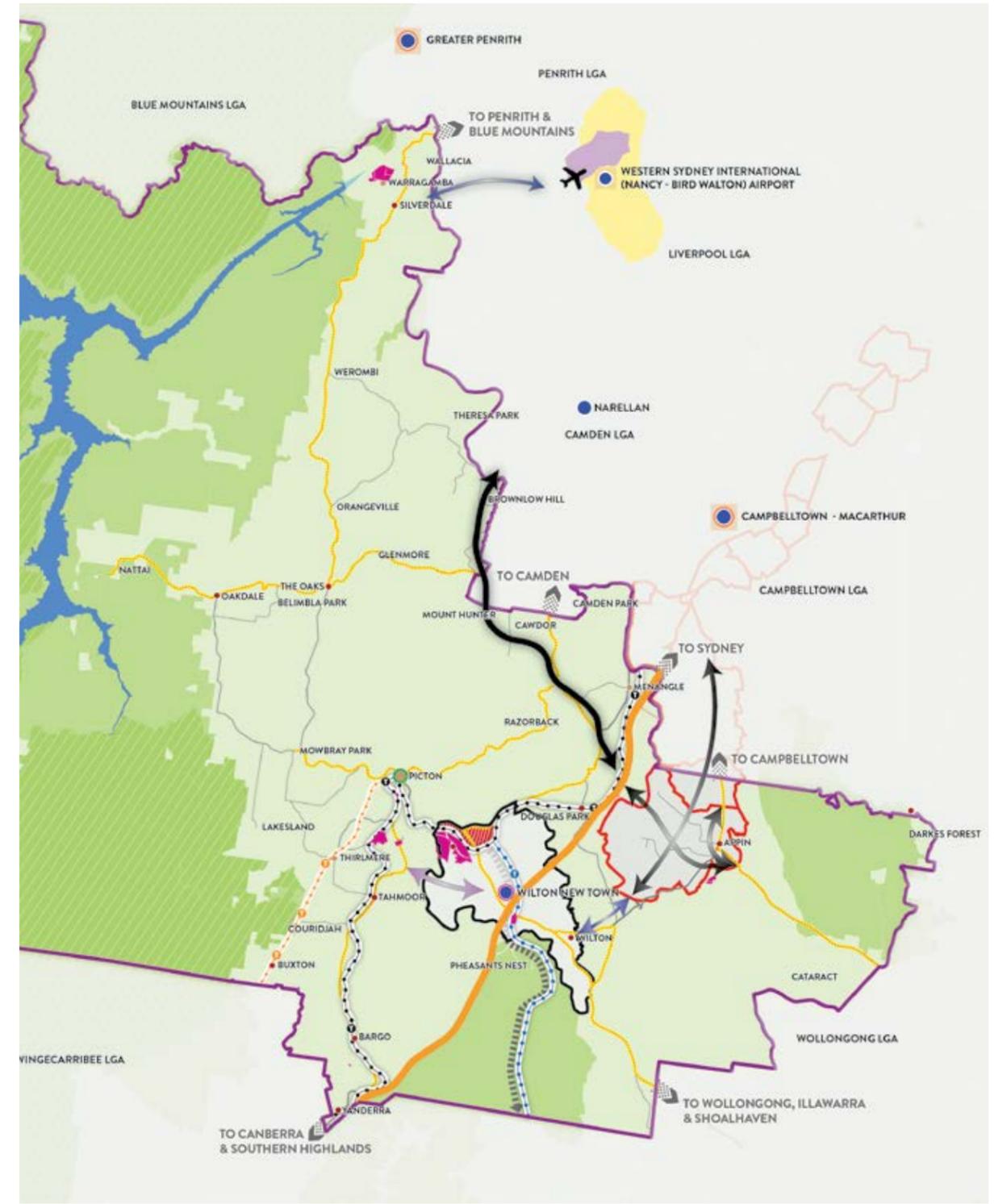


Figure 17: Approved heavy vehicle routes



Source: NSW Roads and Maritime Services, Restricted Access Vehicle Map



SUSTAINABILITY

PLANNING PRIORITY 12 Valuing the ecological health of Wollondilly's waterways

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W12. Protecting and improving the health and enjoyment of the District's waterways	Strategy EN1 Protect and enhance biodiversity, waterways and groundwaters Strategy EN2 Protect the environment from development pressures Strategy EN10 Advocacy	Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment

PLANNING PRIORITY 13 Protecting biodiversity and koala habitat corridors

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W14. Protecting and enhancing bushland and biodiversity	Strategy EN1 Protect and enhance biodiversity, waterways and groundwaters Strategy EN2 Protect the environment from development pressures Strategy EN3 Vegetation management	Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment

PLANNING PRIORITY 14 Planning high quality well connected open spaces

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W8. Delivering high quality open space	Strategy IN2 Provision of Infrastructure and Facilities	Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment

PLANNING PRIORITY 15 Delivering an urban tree canopy

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W15. Increasing urban tree canopy cover and delivering Green Grid connections	Strategy EN6 Sustainable practices Strategy EN10 Advocacy	Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment

PLANNING PRIORITY 16 Enhancing and protecting the diverse values of the Metropolitan Rural Area

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W8. Leveraging industry opportunities from the Western Sydney Airport and Badgery's Creek Aerotropolis W16. Protecting and enhancing scenic and cultural landscapes W17. Better managing rural areas	Strategy GR6 Peri-urban lands Strategy GR7 Agriculture Strategy EN2 Protect the environment from development pressures Strategy EN7 Agricultural Land and Capability Strategy GR3 Economic Development and Tourism	Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment

PLANNING PRIORITY 17 Planning resource recovery options to serve local and district needs in appropriate strategic locations

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W19. Reducing carbon emission and managing energy, water and waste efficiently	Strategy EN6 Sustainable practices Strategy EN9 Waste Management Strategy EN10 Advocacy	Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment

PLANNING PRIORITY 18 Living with climate impacts and contributing to the broader resilience of Greater Sydney

In giving effect to the <i>Western City District Plan</i> this Planning Priority aligns with...	In giving effect to Create <i>Wollondilly 2033</i> this Planning Priority aligns with...	In helping to meet the <i>Western Sydney City Deal</i> this Planning Priority aligns with...
W20. Adapting to the impacts of urban and natural hazards and climate change	Strategy IN4 Emergency Management Strategy EN2 Protect the environment from development pressures Strategy EN6 Sustainable practices Strategy EN10 Advocacy	Objective 4. Respecting and building on local character, enhancing liveability and improving the quality of the local environment

PLANNING PRIORITY 12

VALUING THE ECOLOGICAL HEALTH OF WOLLONDILLY'S WATERWAYS

Wollondilly has approximately 8,272 km of waterways, of which 77% are within drinking water catchments or national parks. These waterways help define Wollondilly as a place, emphasising its natural landscapes and rural characteristics. Values attributed to waterways that need to be protected include:

- the high volume of unmodified waterways with excellent water quality
- biodiversity, including populations of platypus and endangered aquatic fauna like the Macquarie Perch and Sydney Hawk Dragonfly
- amenity and recreation including swimming, kayaking and fishing within waterways as well as walking, running and cycling along its banks
- culturally significant sites and landscapes
- approximately 95% of Sydney's drinking water comes from or through Wollondilly.

Growth will place pressure on these values if not managed appropriately. Development must be smarter to maintain and improve the health and environmental productivity of the landscape and waterways.

The Bargo River is one of the last wild river of Greater Sydney and should be protected for future generations. Establishing a National Park around Bargo and Nepean Gorges would support protection of Bargo River while providing sensitive access for recreation.

Protecting waterways and the environment in the Shire is consistent with the environmental stewardship Traditional Owners have provided for thousands of years. Council and the community must continue to protect the environment in respect of their stewardship. Challenges and threats to Wollondilly's waterways include:

- stormwater pollutants from development including sediment, nutrients and litter
- increased weed and algal growth from sediment and pollutant load in stormwater
- invasive species such as European carp
- increased hard surfaces from development increasing volume and velocity of stormwater run-off causing erosion
- wastewater discharge impacts
- onsite wastewater system overflows

- industry discharges
- impacts of mining on surface and groundwater including fracturing bedrock
- historical agricultural practices
- increased pressure on water supplies
- illegal dumping and litter in or near to waterways

Residents and visitors swim, fish and kayak in Wollondilly's waterways. We will continue to enable these recreational uses without compromising water quality.

Council will:

- Work towards achieving zero impact on local waterways from development
- Use water to support sustainable development including healthy community lifestyles, green neighbourhoods, a rich biodiversity and climate resilience
- Retain and manage waterways in a manner that keeps them natural and unmodified
- Continue to advocate community concerns regarding reductions in the levels of the lakes within the World Heritage-listed Thirlmere Lakes National Park
- Ensure future modifications of waterway catchments do not negatively impact waterways including preserving adequate riparian buffers and implementing smarter water management in new development sites
- Continue to engage with stakeholders, including other councils and State agencies, to achieve better environmental outcomes
- Work with Water NSW, NSW Department of Environment Energy and Science and Greater Sydney Local Services to identify waterways most under risk from urban development and water pollution to prioritise protection efforts
- Promote development that maintains or restores the community's uses and values of waterways
- Engage and consult with the Minerals, Energy Resources, Environment and Waste Community Advisory Committee
- Advocate community concerns regarding the impacts of mining on waterways
- Build on educational programs and create community awareness
- Use technology to monitor water quality

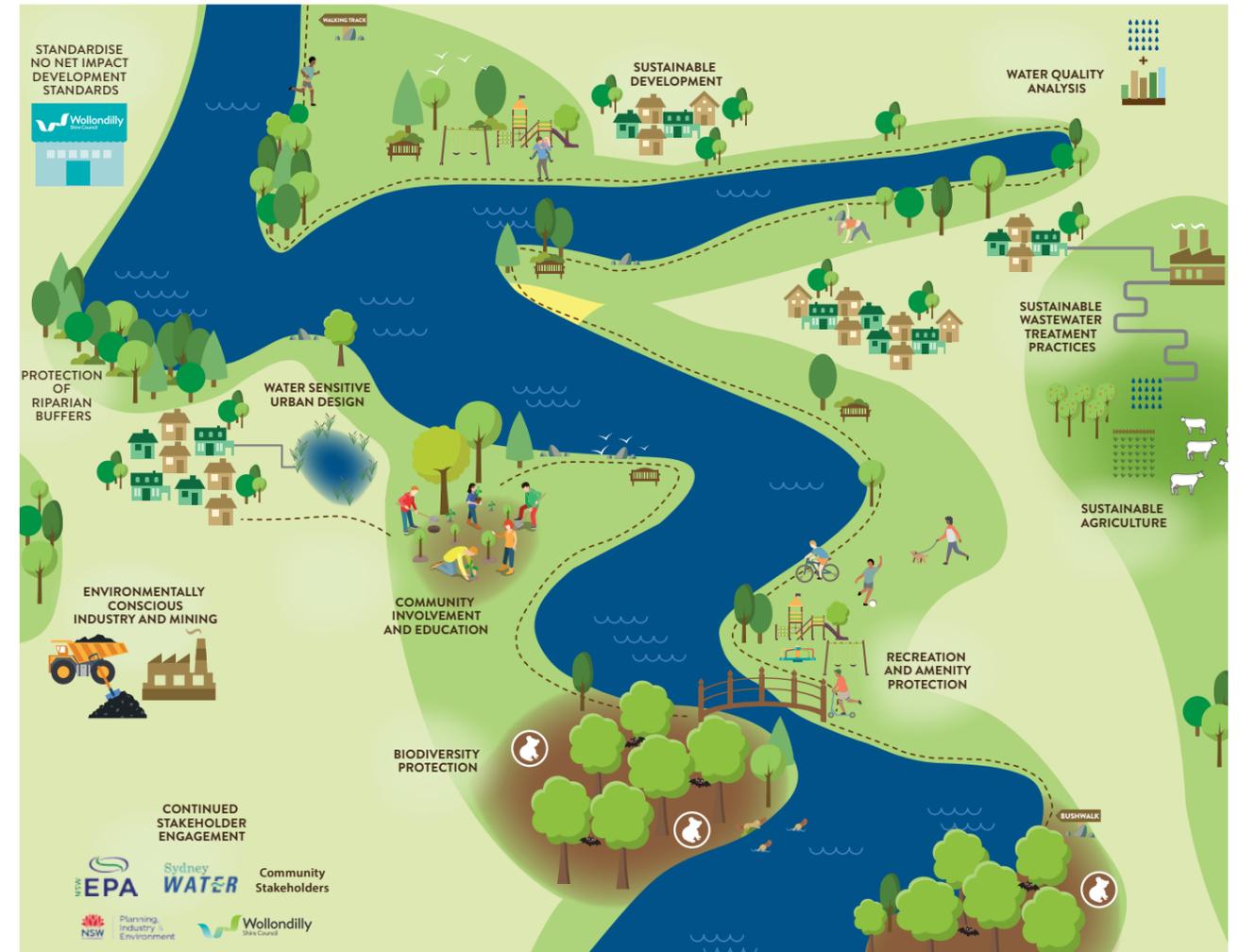


Figure 18: Healthy waterway management measures

Source: Department of Planning, Industry and Environment

ACTION		TIMEFRAME
12.1	Prepare and adopt an integrated water management policy and strategy including the development of water sensitive urban design guidelines	Short
12.2	Review the LEP and DCP to strengthen protection of waterways and riparian areas and to implement the integrated water management policy and strategy	Short
12.3	Analyse and review water quality and modelling data to identify risks and improvement opportunities and to develop priority mapping	Short
12.4	Develop a strategic and science-based water quality monitoring program to evaluate the impacts of land use pressures and a supporting funding mechanisms	Medium/Long
12.5	Continue to undertake compliance action regarding inappropriate onsite wastewater systems and erosion and sediment controls	Ongoing
12.6	Develop the Sensor Network for water quality	Short
12.7	Require developments of a certain scale to provide baseline data for water quality ahead of and during development	Short

PLANNING PRIORITY 13

PROTECTING BIODIVERSITY AND KOALA HABITAT CORRIDORS

Wollondilly's unique landscapes and biodiversity provide habitat for many animals and allows them to move between different areas.

Wollondilly is home to 90 species, including seven ecological communities listed as threatened at either the State or Commonwealth level. Wollondilly is also home to Critically Endangered Ecological Community Shale/Sandstone Transition Forest, largely on privately owned land.

A major feature of Wollondilly is an expanding and healthy population of koalas and extensive areas of bushland that provide habitat corridors for food and movement. These characteristics mean that Wollondilly is a place that can safeguard the Western Parkland City's threatened native plants and animals once the Cumberland Plain Conservation Plan is finalised.

As Wollondilly grows, we will continue to advocate for less land clearing. We will aim to:

- maintain important habitat corridors that allow native animals and birds, including koalas, to move around Wollondilly including between drinking catchment lands in the east and Greater Blue Mountains World Heritage Area in the west
- protect and maintain biodiversity and important wildlife corridors from development in growth areas and smaller scale developments
- protect identified areas of native vegetation and wildlife habitat corridors through approval processes
- collaborate with landowners and other stakeholders to protect biodiversity of value in different landscapes including rural zoned land and land outside national parks and drinking water catchment.

We will seek to apply a different approach as Wollondilly evolves, where we retain the unique elements of the landscape and biodiversity areas and limit impact on these areas. We will ensure local and regional koala habitat corridors are viable based on current scientific research.

Council will:

- Work with relevant stakeholders to retain wildlife corridor connectivity and biodiversity outcomes
- Work with the Department of Planning, Industry and Environment to finalise and implement the Cumberland Plain Conservation Plan
- Raise awareness on the multiple values of biodiversity in Wollondilly
- Collaborate with the NSW Government to ensure a consistent approach to mapping biodiversity
- Engage and consult with the Minerals, Energy Resources, Environment and Waste Community Advisory Committee
- Advocate for the establishment of the Bargo Nepean National Park taking in the Bargo River Gorge area
- Advocate for best practice design guidelines for koala-sensitive design
- Advocate for the establishment of a koala hospital in Wollondilly

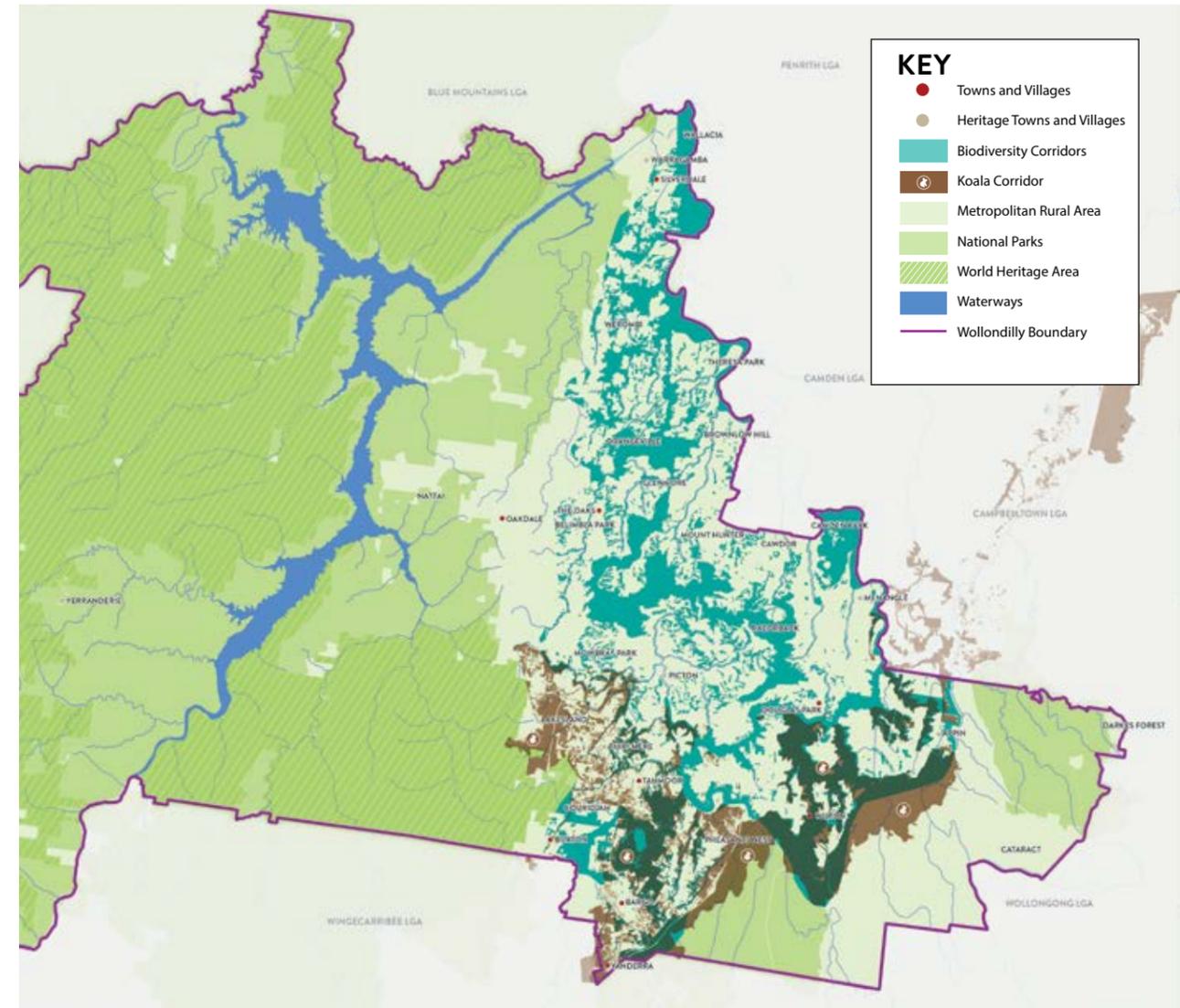


Figure 19: Wollondilly's biodiversity corridors
Source: Department of Planning, Industry and Environment, 2019.

ACTION		TIMEFRAME
13.1	Update the Biodiversity Strategy to provide an overall framework for the protection and management of biodiversity	Short
13.2	Implement the outcomes of the Biodiversity Strategy (once updated)	Ongoing
13.3	Prepare a comprehensive koala plan of management	Short
13.4	Investigate opportunities to protect high priority biodiversity areas including koala habitat corridors	Short
13.5	Investigate mechanisms to help retain native vegetation	Short
13.6	Develop a strategy for the management of roadside bushland and weeds including identification necessary funding for implementation	Medium

PLANNING PRIORITY 14

PLANNING HIGH QUALITY WELL CONNECTED OPEN SPACES

Open space includes parks, sportsgrounds, civic spaces, natural areas and play spaces, as well as the recreational facilities and infrastructure that support these spaces. Open space is considered green infrastructure, along with streetscapes, private gardens, agricultural lands and access to local waterways. Connecting these spaces will create a green grid for Wollondilly.

Green grid connections will provide valuable links for recreation, walking, cycling, urban greening, water management and biodiversity. They will encourage people to be active and help to improve resilience to a changing climate.

Council manages 255 ha of local open spaces and reserves, including 14 sportsgrounds and more than 100 parks and reserves, ranging from 0.1 ha to 15 ha. A lot of open space has limited public access, as it is national park, drinking water catchment, sensitive bushland, mining land or agricultural land.

While open space provision is generally good in Wollondilly, existing spaces do not always meet the needs of the community. Some spaces are large and underutilised, while others are ill-equipped to meet current usage levels. Many facilities are duplicated, old or only suitable for a narrow range of uses.

We are developing a multipurpose facilities model that will cater to a range of groups and be adapted to changing community needs. These facilitates, and better access to natural areas and parks, will create a network of green spaces and public spaces that can be enjoyed both as a destination and a journey. This will improve access across the Shire and connections between towns and villages.

The key open space challenges for Wollondilly are:

- a high level of car dependency
- poor recreational connections between Wollondilly's towns and villages
- pressure on field staff and resources due to the maintenance burden over such a large area
- a growing resident population that requires more open space and greater recreation diversity
- rising expectations from new residents for the

quality and accessibility of open space

- timely provision of open space and recreation facilities to serve new housing areas
- public spaces replacing traditional backyard activity as lot sizes decrease.

The key principles in planning for open space are equity of access, public transport connections, visibility, flexibility, safety, future adaptability, sustainability, sense of place and avoiding land use conflict.

Council has endorsed master planning priorities as noted below, with funding allocated equitably. This guides open space planning across Wollondilly.

As the new town in Wilton develops, major new open space and recreation facilities will be needed. We will work with the NSW Government to plan these facilities and implement the Wilton Green Plan in line with available resources and funds in the Wilton Contributions Plan and State Infrastructure Contributions.

With most of Wollondilly's bushland not accessible to the public, there may be opportunities for partnerships with private landholders to create shared off-road paths using creek corridors. There is also a need to improve and open up access to areas in the eastern part of Wollondilly to access Yerranderie and the Blue Mountains through the water catchment. This needs to be balanced against protecting water quality in the catchment Special Areas. Integrating biodiversity and scenic qualities as part of the green grid will enhance recreation and tourism opportunities.

Council will:

- Explore opportunities to provide community gardens
- Adopt best-practice planning, delivery and management of open space and recreation facilities as set out in *Wollondilly Open Space, Recreation & Community Facilities Strategy* (2014).
- Work with State agencies to create connected open spaces in the Wilton Growth Area
- Continue to maintain the amenity of public spaces and facilities

Park	Suburb	Classification	Key Features	Stage		
				Master plan being prepared	Master plan adopted	Construction has begun
Wilton Recreation Reserve	Wilton	Neighbourhood	Sport	Yes	Yes	Yes
Douglas Park Sportsground	Douglas Park	Neighbourhood	Sport	Yes	Yes	Yes
Telopea Park	Buxton	Local	Recreation	Yes	Yes	Yes
Dudley Chesham Sportsground	The Oaks	Neighbourhood	Sport	Yes	Yes	No
Redbank Reserve	Picton	Local	Outdoor study space	Yes	No	No
Appin Park	Appin	Neighbourhood	Skate/youth park	Yes	Yes	Yes
Menangle Old School Site	Menangle	Neighbourhood	Heritage	Yes	Yes	Yes
Tahmoor Sportsground	Tahmoor	District	District sports	Yes	Yes	No
Mermaids Pool & Pot Holes Reserve	Tahmoor	Regional	Visitor walks	No	No	No
Picton Botanic Garden Precinct	Picton	District	Visitor destination/ events space	No	No	No
Warragamba Sport & Recreation Facilities*	Warragamba	District	Sport/recreation	No	No	No

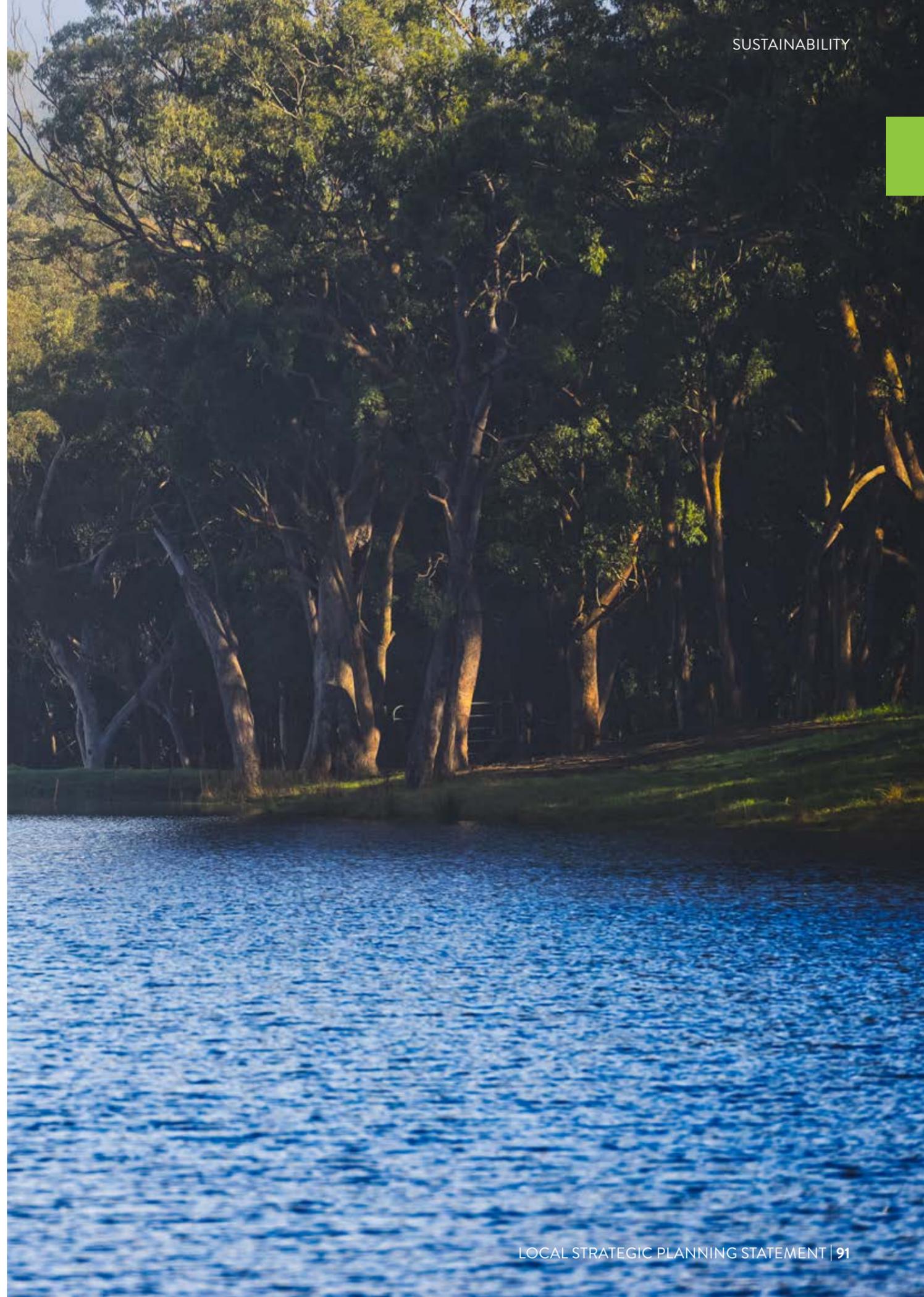
* Subject to receipt of 50% funding grant

Figure 20. Status of master plan development for parks on endorsed list

ACTION	TIMEFRAME
14.1 Develop an open space hierarchy with identified service levels, to be applied to new and existing open spaces and sports facilities	Short
14.2 Develop open space master plans in consultation with communities and in accordance with the adopted priority list	Short
14.3 Implement the <i>Wollondilly Open Space, Recreation & Community Facilities Strategy</i>	Ongoing
14.4 Develop a Greener Place Plan to inform strategic planning for open space and recreational areas	Short
Develop a Green Grid Strategy to recognise opportunities for connections which builds upon the following work (once completed);	
- Active Transport Strategy	
14.5 - Bike Plan Review	Short
- Greener Place Plan	
- Biodiversity Strategy	
- Tree Canopy Strategy	
See also action 8.3 under Planning Priority 8 (active transport strategy)	



Figure 21 and 22. Artist impression and master plan of Telopea Park in Buxton
Source: Sturt Noble Associates, *Telopea Park Masterplan*, 2019



PLANNING PRIORITY 15

DELIVERING AN URBAN TREE CANOPY

Trees in urban and rural settings have environmental, historical, aesthetic and cultural value. The community values the natural environment and wants it to be retained and protected.

The interconnectedness of bushland, waterways, open space and urban tree canopies is outlined in the Government Architect NSW's draft Greener Places policy (2017) and the draft Urban Tree Canopy Manual (2018). These identify the significance and value of the urban tree canopy as a major component of urban green infrastructure and establishes urban tree canopy targets.

Urban tree canopies provide a localised and concentrated network of trees along streets, in parks, open spaces and within commercial, industrial and residential properties. Urban tree canopies provide habitat to wildlife, improve local air quality, absorb carbon and rainfall, reduced risk of skin cancer, offer recreational and social benefits. Robust and healthy urban tree canopies offer shade and cooling and reduce urban heat, particularly in developed areas.

Urban tree canopy can be impacted as development occurs. We will aim to protect, retain and increase urban tree canopies in growth areas and existing towns and villages and aim to increase species diversity and the age spread of street and park trees.

Existing heat maps and tree cover maps for Wollondilly demonstrate heat vulnerability within areas of Tahmoor, Bargo and Menangle, with moderate heat vulnerability in pockets of Wilton, Picton, The Oaks and Appin. The challenge for rural Wollondilly is associated with the perception of character, quality and quantity of existing tree coverage compared to the reality of tree coverage. While Wollondilly is often identified as rich in the natural environment, a sizeable gap exists between remaining biodiversity corridors and urban tree canopies.

An Urban Tree Canopy Strategy will bridge this gap and generate data to establish local urban tree canopy targets. It will provide a strategic framework and approach to retain existing trees and increase the number of new trees. This will involve our planning, environmental, open space and compliance officers, together with our Community Nursery.

We will plan for more trees in urban areas and better tree retention as part of development to help achieve a strong and healthy tree coverage in Wollondilly balanced against the need to keep our communities safe. Well planned and designed street trees, trees in open spaces, and trees on residential blocks will contribute to tree canopy targets.

Council will:

- Promote best-practice standards for urban trees as conditions of consent for developments
- Advocate for greater protection of existing trees within urban areas by assessing their value to deter removal and drive responsive design outcomes
- Plan for the retention of urban trees
- Work to identify tree cover by suburb and monitor canopy cover in line with State targets
- Investigate the provision of street tree master plans with a canopy cover target of 40%, prioritising localities across Wollondilly that are most vulnerable to urban heat impacts
- Build on educational programs and create community awareness

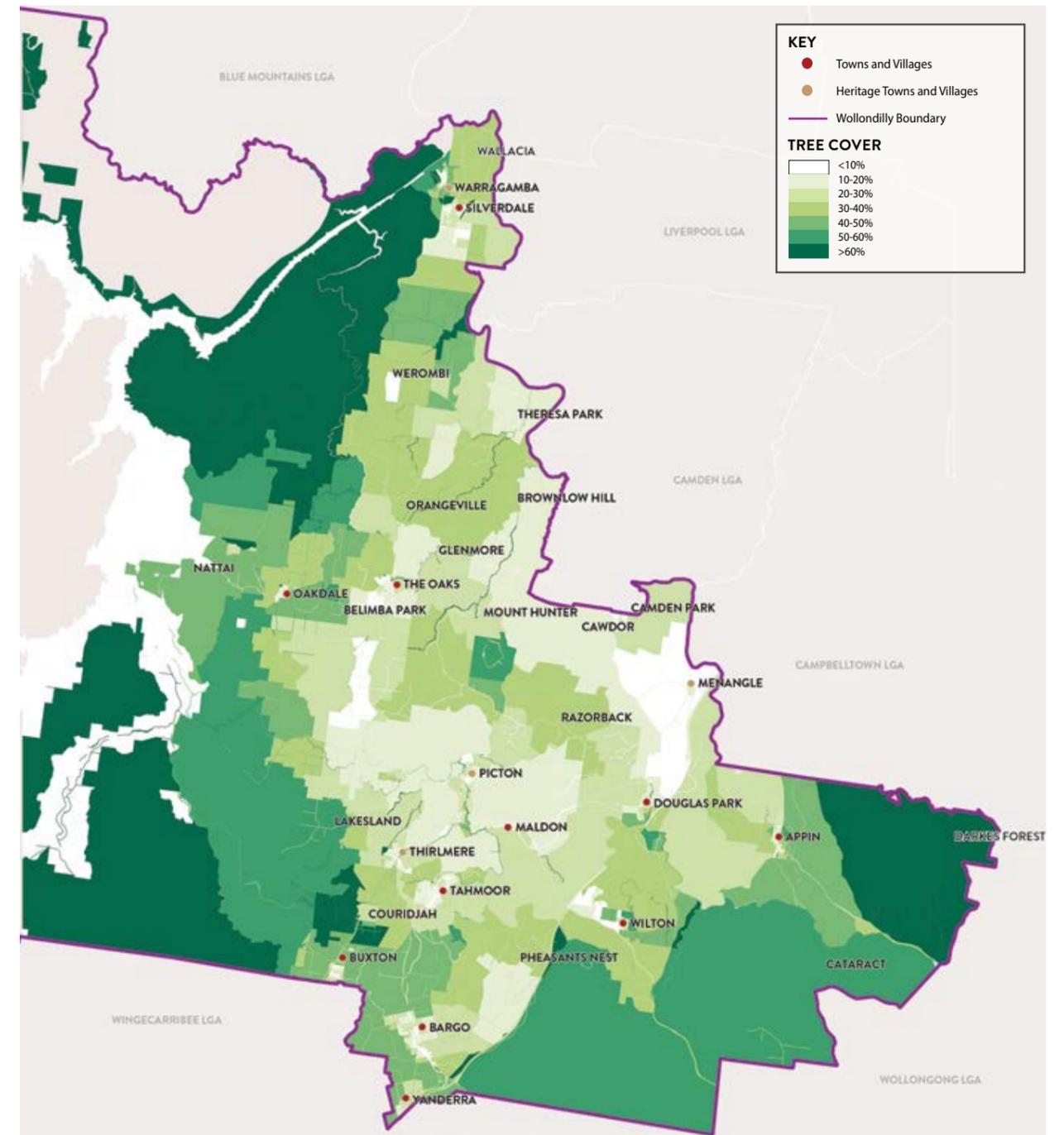
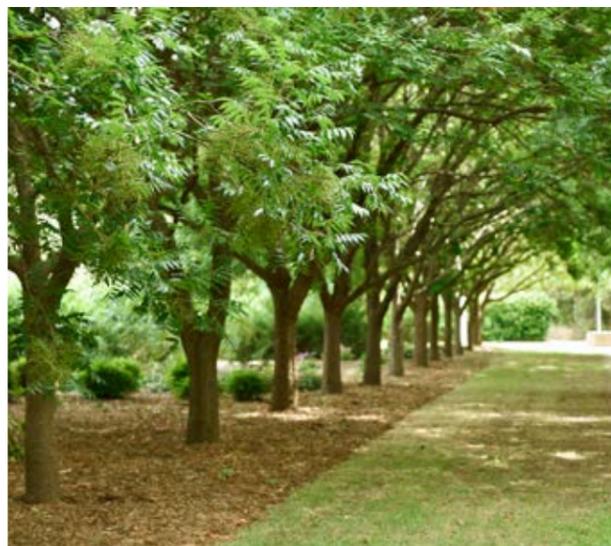


Figure 23: Wollondilly tree canopy cover

Source: NSW Department of Planning, Industry and Environment, NSW Urban Vegetative Cover Mapping, 2016

ACTION	TIMEFRAME
15.1 Prepare an urban tree canopy strategy	Short
15.2 Review and revise relevant provisions in the DCP to incorporate restoration of trees, support canopy cover targets and to improve canopy cover across roads and footpaths	Short
15.3 Develop a significant tree register that recognises heritage, environmental, cultural, aesthetic and tree canopy value	Short
15.4 Review the operational aspects of the Wollondilly Community Nursery	Short

See also action 5.3 under Planning Priority 5 (Outstanding Planning Proposals)

PLANNING PRIORITY 16

ENHANCING AND PROTECTING THE DIVERSE VALUES OF THE METROPOLITAN RURAL AREA

The Western City District’s rural and protected natural areas provide significant green space for Greater Sydney. The rural landscape provides a distinctive setting that reveals high value environmental, agricultural and mineral resource rich land.

Much of the land in Wollondilly – other than growth areas and protected natural areas – is identified as Metropolitan Rural Area for its agricultural, environmental and scenic values.

These rural lands provide a range of agricultural products including dairy, poultry, eggs and cut flowers to Greater Sydney. They contribute to local jobs and the local economy. Sensible land use management can support the long-term viability of these industries and encourage their growth.

Wollondilly’s protected national parks, rivers and creeks, and water catchments provide outstanding landscapes and views. The Shire’s ridgelines are valued scenic landscapes – they include the Bargo and Nepean River gorges, the Razorback Range at Picton and the rural hills and ridgelines of Camden and Wollondilly, creating a distinct setting for neighbouring communities.

Special cultural landscapes, like Menangle’s historical links to adjoining agricultural lands, provide a critical link to our past. Development should not diminish Wollondilly’s scenic quality.

The Greater Sydney Region Plan and Western City District Plan recognise that farming is integral to the supply of fresh food and contributes to the self-sufficiency and health of the District. Both plans support restrictions on development in the Metropolitan Rural Area to identify, plan for and manage the various values of rural land.

We need to plan for and sequence development in areas that contain significant mineral resources including established operations like Simec Coal Tahmoor that have local and State value, support local jobs and the construction industry. Land above the future proposed longwalls and State-significant mineral resources must not be further developed until operations cease. This will protect new homeowners from the effects of subsidence and protect a longstanding industry that provides local jobs.

Poultry farms and poultry processing plants face pressure as Wollondilly grows. Existing facilities in Pheasants Nest, Silverdale, Wilton, Cawdor and Tahmoor

must be protected from residential development.

Protecting existing agriculture and industries will provide certainty of future operations without encroachment from incompatible and conflicting land uses. Seeking to retain, increase and protect rural lands to support the success of these industries will be a key planning principle.

The Elizabeth Macarthur Agricultural Institute at Menangle and the NSW Department of Primary Industries Centre of Excellence for Animal and Plant Health, is a key asset that will support agribusiness in Wollondilly.

Further fragmenting of rural land will only be supported in limited areas that will be identified in our Local Housing Strategy and Rural Lands Strategy. It will only occur if the proposed development will have no adverse impacts on the agricultural, scenic and environmental values of the landscape. We will support the retention of the Metropolitan Rural Area and protect important strategic agricultural land as identified in the rural lands strategy.

These developments must be supported by mechanisms to maintain and enhance environmental value without generating land use conflicts with industry, including agriculture. Such mechanisms could include:

- biodiversity certification and conservation
- protection of scenic landscapes from development
- appropriate buffers between rural industry and other uses
- a full infrastructure and servicing strategy that does not disperse our focus from nominated growth areas and key centres.

Rural Lands Strategy

Rather than defining the value of rural land by the viability of existing uses, the rural land strategy will identify:

- land suitable for future agricultural needs
- opportunities to realise the potential of underutilised agricultural land
- buffer lands to existing and future agricultural industries and precincts
- agricultural and non-agricultural diversification opportunities to build resilience
- environmental and scenic values
- various types of agricultural and rural uses and any special needs
- other opportunities to reduce rural land use conflict.

Council will:

- Protect rural uses by applying a consistent buffer from urban uses to avoid land use conflicts
- Protect existing agricultural industries and mineral resource operators through the appropriate sequencing of residential land uses
- Advocate for, protect and enforce the right to farm
- Provide an appropriate planning framework to support key rural industries and assets
- Advocate for Wollondilly through the implementation of the Resilient Valley, Resilient Communities – Hawkesbury–Nepean Valley Flood Risk Management Strategy
- Continue to chair and coordinate the Sydney Peri-Urban Network
- Engage and consult with the Rural Industry Community Advisory Committee

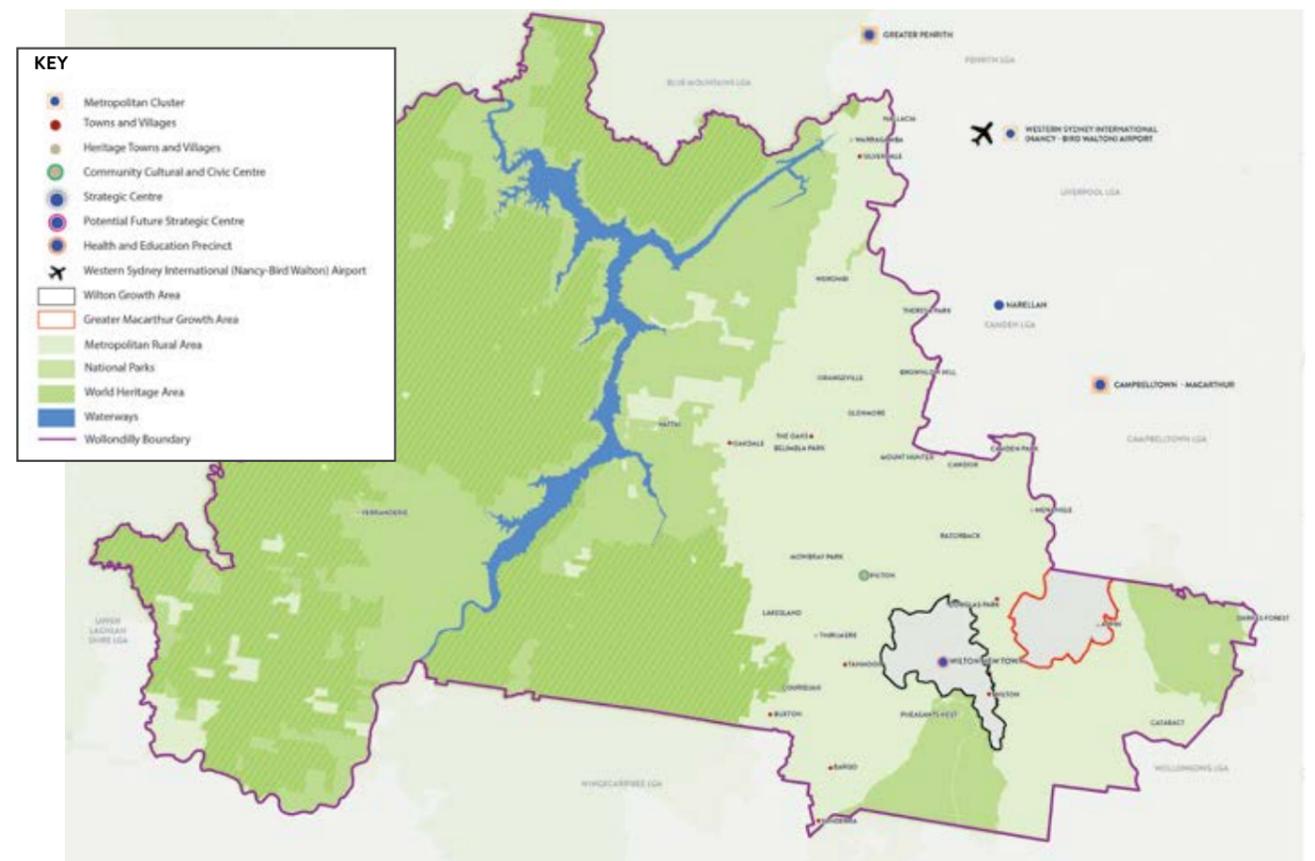


Figure 24: Land within the Metropolitan Rural Area

ACTION	TIMEFRAME
16.1 Review the LEP and DCP to help increase agriculture and horticulture	Short
16.2 Review the LEP and DCP to determine if there is sufficient protection, including buffers, for agricultural activities and key industries	Short
16.3 Complete a Rural Lands Strategy to identify and protect land for intensive agriculture	Short
16.4 Prepare a Scenic Lands Study	Short
16.5 Investigate the feasibility of an agricultural enterprise credit scheme	Short/Medium
16.6 Explore changes to short-term employment visas to encourage agricultural investment where short-term labour is required	Short/Medium

PLANNING PRIORITY 17

PLANNING RESOURCE RECOVERY OPTIONS TO SERVE LOCAL AND DISTRICT NEEDS IN STRATEGIC LOCATIONS

Along with the broader south-western Sydney region, Wollondilly faces a shortage of waste processing and disposal infrastructure. This issue is exacerbated by expected residential population growth in the area.

We will work with the NSW Government and the waste industry as they look to secure suitable land for waste infrastructure. Land suitability will depend on factors including adjoining land uses, proximity of residential development, environmental sensitivity and access to transport corridors.

From 2015 to 2017 a project between Wollondilly Shire Council and the NSW Government identified Maldon as a suitable precinct for a resource recovery hub, which could attract complementary infrastructure including:

- domestic and commercial waste separation and treatment
- construction and demolition waste processing
- organics processing
- scrap metal recycling
- plastics recycling and product manufacture
- glass recycling and product manufacture
- precious metals recovery from computer waste and batteries
- paint recycling and motor oil recycling.

This would align with Australian and NSW government efforts to create a circular economy and could be an innovative model for other regions to follow.

A large scrap metal receipt and processing plant is already under construction in Maldon. This may encourage other resource-recovery related industries to develop nearby. Local facilities would benefit residents of Wollondilly and south-western Sydney given the cost of transporting waste.

A resource recovery hub in Maldon or other suitable areas will require targeted rezoning and other land use planning tools. Waste management is an essential service in Wollondilly and we aim to minimise waste to landfill and maximise opportunities for resource recovery for all waste streams.

Our current domestic waste processing contract is due to expire in 2024. The current drop-off location is at Spring Farm; beyond 2024, the drop-off location will not be known until a new contract is awarded. We will aim to secure a suitable local site for a waste transfer station to meet the needs of residents and potentially the broader region.

Wollondilly will see a more diverse range of housing development, including apartment buildings of different sizes, mixed-use dwellings, duplex developments, narrow-lot housing and boarding houses. Design considerations at subdivision such as road layout and cross sections will ensure convenient and effective waste management services.

Illegal dumping of waste on public and private land is an issue and often associated with significant infrastructure projects. Illegal dumping impacts the environment and has financial and resource implications as Council investigates and pursues these matters.

Council will:

- Partner with other councils to secure resource recovery and waste disposal contracts
- Provide cost-effective and best-practice waste and resource recovery options for Wollondilly
- Identify regional opportunities for waste-related services
- Investigate Maldon as an appropriate site for a waste transfer station
- Review controls for the design of subdivisions, residential dwellings and commercial premises
- Engage and consult with the Minerals, Energy Resources, Environment and Waste Community Advisory Committee
- Investigate the changes occurring in kerbside recycling for households



ACTION		TIMEFRAME
17.1	Review the LEP to:	
	<ul style="list-style-type: none"> • investigate amendments to escalate the importance of waste and recycling • identify barriers to waste infrastructure development 	Short
	<ul style="list-style-type: none"> • ensure flexibility to accommodate material recovery facilities, food and garden organics processing facilities and waste transfer stations in appropriate locations 	
17.2	Review the waste-related controls in the DCP and ensure they support growth while servicing existing villages	Short/Medium
17.3	Negotiate a waste disposal contract for regional waste disposal after 2024	Short
17.4	Review the Waste Strategy	Short
17.5	Develop a site rehabilitation/closure plan for the Bargo Waste Management Centre	Short
17.6	Identify suitable locations for waste-related infrastructure to minimise waste to landfill and encourage investment in modern waste management treatment	Short
See also action 10.2 under Planning Priority 10 (employment lands study)		

PLANNING PRIORITY 18

LIVING WITH CLIMATE IMPACTS AND CONTRIBUTING TO THE BROADER RESILIENCE OF GREATER SYDNEY

The climate is impacting the environment, community and economy through extreme weather patterns like bushfire, drought, flooding and higher temperatures. For Wollondilly, this can impact the health and wellbeing of residents, the unique environment, the viability of agriculture and industry, and the costs associated with providing and maintaining infrastructure.

Wollondilly has an extensive bush fire hazard interface, with Nattai National Park and Blue Mountains National Park covering the western part of the Shire and Dharawal National Park and the Sydney Drinking Water Catchment Area located in the south-east.

These large tracts of vegetation means that 88% of the Shire is identified as being prone to bush fires (refer to figure 6). Outside these areas, many towns and villages are vulnerable to being isolated where the only evacuation routes are through bush fire-prone land in major fires.

Other areas, such as Wallacia, Picton and Menangle have a long history of infrequent, but sometimes serious, flooding.

Reasonably good flooding information is available for small portions of the Shire including Warragamba and Wallacia in the Hawkesbury-Nepean Valley and for Picton. However, work is underway to better understand flood behaviour across the Shire to inform flood risk management and planning for existing and future development.

Warragamba is particularly vulnerable to natural hazards and is cut off from safe evacuation routes in bush fire and flood events.

When considering appropriate locations for development, we must acknowledge which areas are exposed to natural hazards as well as man-made hazards such as chlorination plants, and plan for appropriate buffers and safe evacuation.

Before Council can consider planning proposals for local growth in the Shire, Council will develop an appropriate emergency management approach to these hazards. This response will be informed by a study to be prepared in partnership with emergency services agencies.

Wollondilly shocks and stresses	
Chronic stresses	Acute shocks
<ul style="list-style-type: none"> • Enormous growth pressure • Pressure on agricultural lands • Rural/urban land use conflict • Insufficient employment opportunities • Lack of housing diversity • Inadequate transport infrastructure • Inadequate social infrastructure (health, education, social services) • Increasing chronic illness • Pressure on the environment (air and water quality, native vegetation clearing, weeds) • Urban heat • Drought 	<ul style="list-style-type: none"> • Bushfires • Storms and flooding • Heatwaves

Our resilience to these events and other shocks and stresses (such as housing affordability or population growth) means residents, communities, institutions, businesses and systems can survive, adapt and evolve in response.

Wollondilly, through the Metropolitan Rural Area, makes a critical contribution to the overall resilience of Greater Sydney and the Western Parkland City as it:

- will accommodate some of Greater Sydney's future growth
- provides multiple environmental values as a carbon sink, biodiversity resource, healthy waterways and green lungs replenishing Sydney's air quality
- provides drinking water
- ensures Greater Sydney's food security and reduces food miles
- contributes to the health and wellbeing of residents through recreation and tourism
- contains culturally significant areas that contribute to Greater Sydney's identity and sense of place.

More efficient use of energy and water in Wollondilly will reduce environmental impacts, especially as energy and water use, and waste generation, will increase as the population increases. The decisions made today about land use, energy, water, infrastructure, buildings and transport planning must lock in a pathway towards net-zero emissions.

Wollondilly's poor public transport options combined with the dispersed character of towns and villages challenge the ability to reduce emissions. Regulatory requirements for new housing and offsetting vegetation set by the NSW Government also limits the capacity for local planning controls to encourage more sustainable housing and environmental outcomes.

Potential pathways towards net-zero emissions in Wollondilly include:

- reducing vegetation removal and increasing tree canopy especially in urban areas
- working towards more sustainable transport options
- encourage and facilitate electro-mobility
- implementing sustainable design guidelines for development
- reducing waste
- protecting agricultural lands.

Council will:

- Investigate how to best embed climate change, resilient practices and mitigation across our operations, including service delivery, infrastructure purchasing and regulatory frameworks
- Develop a greater understanding of known acute shocks
- Advocate for better public transport
- Advocate for more sustainable housing and environmental outcomes in State planning policies
- Advocate for stronger sustainability measures for BASIX certification
- Facilitate and implement an emergency operations centre
- Create education and awareness programs around human-induced climate impacts for the community to support disaster recovery and community resilience
- Reduce removal of hollow bearing trees and increase arboreal habitat
- Ensure new communities are designed and built to be more resilient

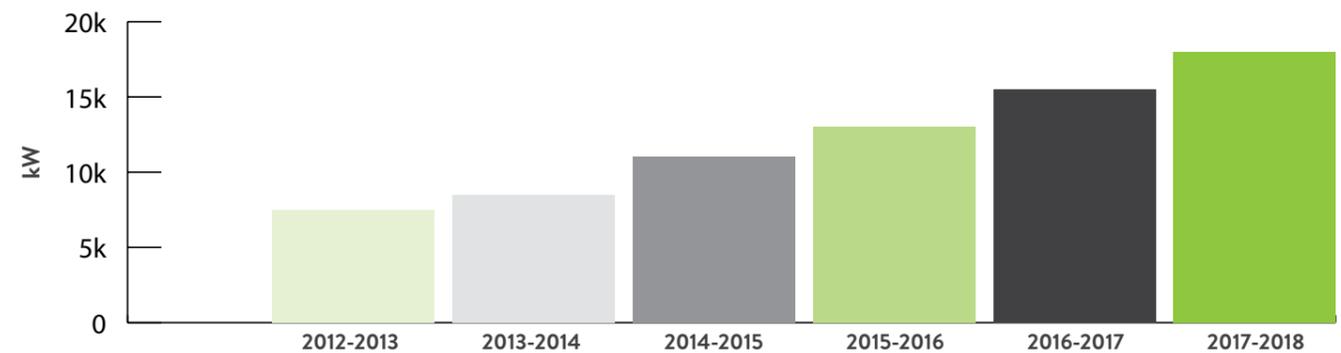


Figure 26: Solar Panel Take-Up 2013-2018 in Wollondilly
Source: Resilient Sydney

PLANNING PRIORITY 18

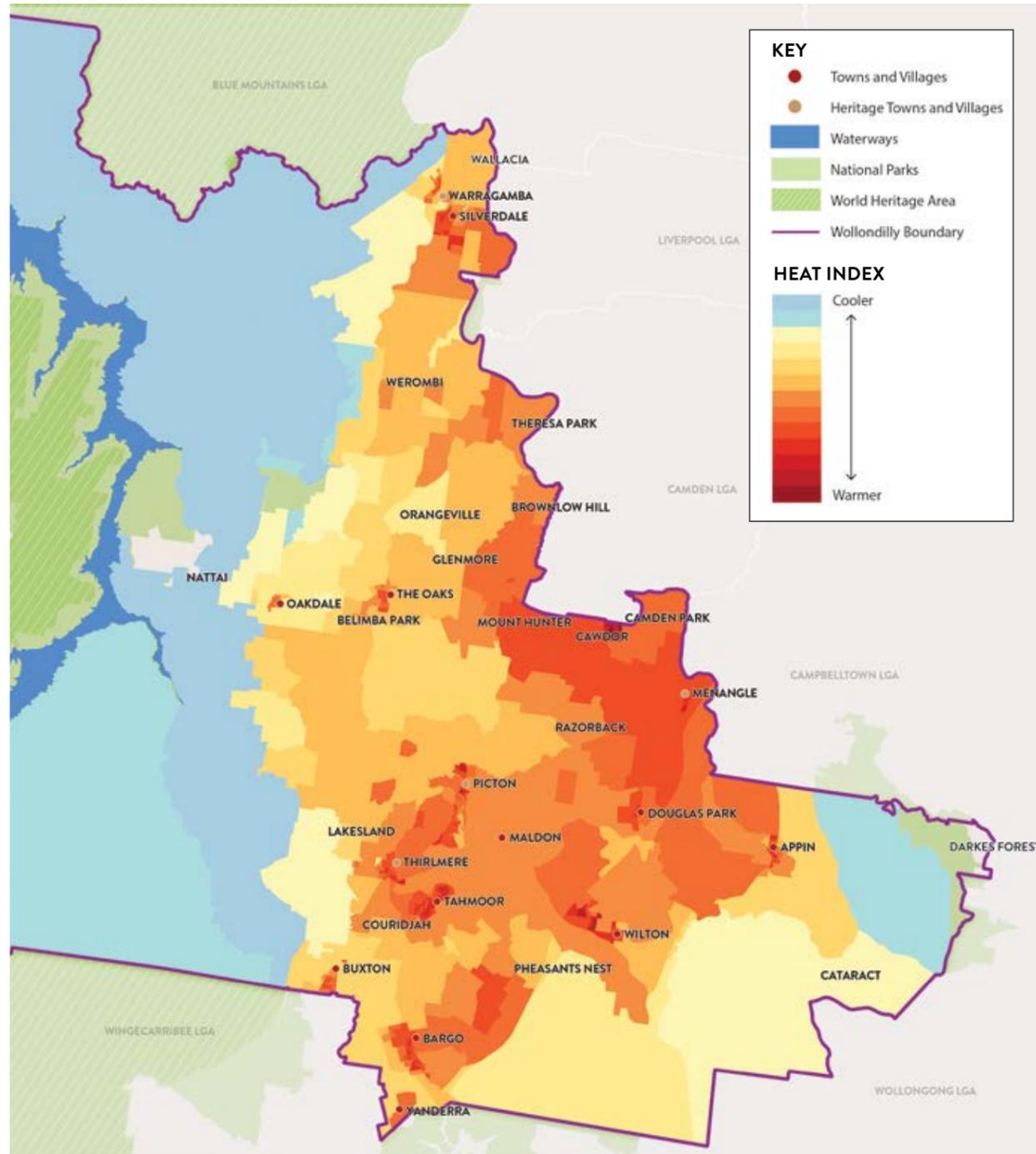


Figure 27: Increase in land surface temperature from urban heat
Source: Department of Planning, Industry and Environment, *Urban Heat Island Mapping*, 2016

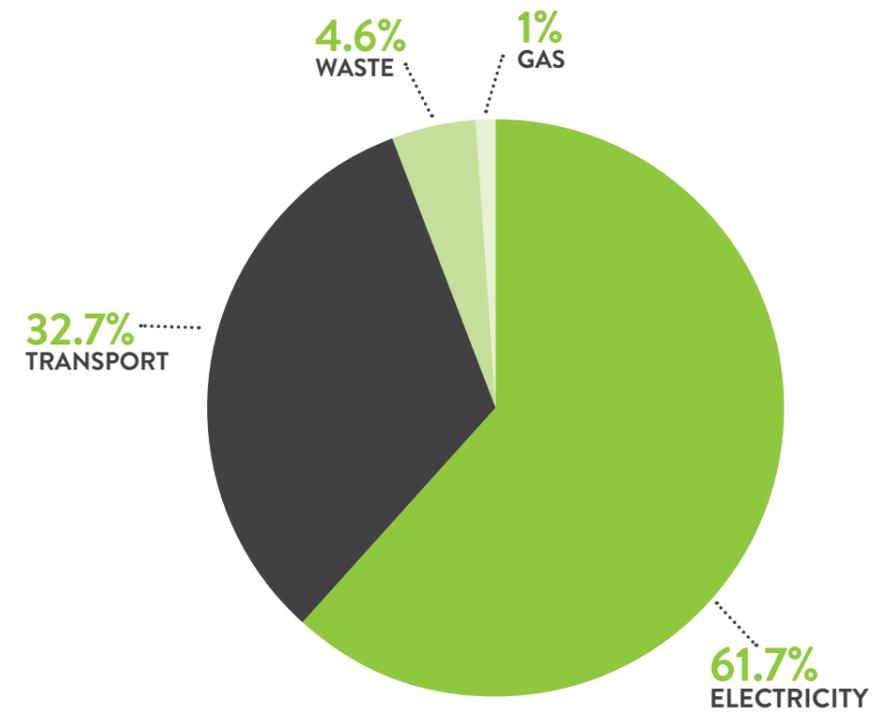


Figure 25: Wollondilly Emissions 2016-2017
Source: *Resilient Sydney*

ACTION	TIMEFRAME
18.1 Establish a framework to reduce emissions in Council operations, increase resilience and adapt to the impacts of climate in Wollondilly	Short
18.2 Review and update the DCP to ensure greater certainty of sustainable outcomes for new development	Short
18.3 Review and update the Bush Fire Prone Lands map	Short
18.4 Complete Stonequarry Creek floodplain risk management study and plan	Short
18.5 Progressively implement the Stonequarry creek floodplain risk management plan	Short
18.6 Complete the Wollondilly Shire-wide flood study	Short
18.7 Continue floodplain risk management Wollondilly Shire-wide	Short
18.8 Revise the Sustainable Wollondilly Plan and update actions	Short
18.9 Review the LEP for opportunities to better manage natural and manmade hazards	Short/Medium
18.10 Extend the Wollondilly Community Environmental Education Program	Short
18.11 Work with the Department of Planning, Industry and Environment on delivering sustainable precincts in growth areas.	Ongoing
18.12 Prepare a study in partnership with emergency service agencies to evaluate the threats and risk level from both natural and manmade hazards and establish appropriate management.	Short/Medium

IMPLEMENTATION



Council's role

Wollondilly 2040 outlines a long-term land use vision and strategy for Wollondilly that will be realised through:

- amendments to Council plans and policies that provide the framework for Council's strategic planning
- ongoing advocacy
- decisions of Council.

Our commitment to the vision for Wollondilly recognises that we cannot do this alone.

State and Australian governments

The *Greater Sydney Region Plan* and *Western City District Plan* require all levels of government to contribute to the vision of the Western Parkland City. The NSW and Australian governments will need to invest in infrastructure and facilitate inter-agency responses to regional challenges.

Both levels of government will need to provide clear and consistent decision-making to help meet the vision for Wollondilly in the context of the *City Deal* and *Western City District Plan*.

Community

We want the community to embrace every opportunity to engage with us and each other as we plan for the future of Wollondilly. New development will encompass many aspects beyond housing - with growth comes opportunities for a strong local economy, more jobs and a range of creative arts and cultural opportunities.

Monitoring and reporting

Wollondilly 2040 is a living document that will be updated regularly. Legislation requires a review at least every seven years; given the Shire's growth opportunities, we will revise *Wollondilly 2040* as needed to ensure that it remains responsive, relevant and local.

We will align this work to the integrated planning and reporting framework by:

- reviewing *Wollondilly 2040* at least every four years as the Community Strategic Plan is reviewed to reflect a shared view on the future for Wollondilly
- linking actions with our Delivery Program and Operational Plan
- reporting on the planning priorities and actions in our annual report.

Monitoring and performance

We are partnering with the University of Wollongong to co-develop an operational performance management framework that will identify indicators against which to monitor performance across the organisation. This may include *Wollondilly 2040*.

Once developed, the framework will also inform future decision-making and support the management of future operations in the face of a growing population.

The Pulse of Greater Sydney has been developed by the Greater Sydney Commission as a region wide comprehensive monitoring and reporting framework for Greater Sydney. The Pulse will measure progress across the Greater Sydney Region and support the outcomes set out in the *Western City District Plan*.

In implementing *Wollondilly 2040* the Pulse provides opportunities for Wollondilly to contribute towards realising the *Western Parkland City*.

Planning Proposals

Over time, *Wollondilly 2040* will shape development controls in the LEP, one of the main tools to facilitate the 20-year vision. It will be a key document in the consideration of planning proposals that explain the intended effect of a proposed amendment to the LEP and which set out the justification for the amendment.

In addition to acknowledging *Wollondilly 2040*, planning proposals will need to demonstrate how proposed amendments will give effect to regional, district and local strategies. Some of the more relevant strategies are listed in Figure 27.

This list identifies matters commonly relevant to Wollondilly in the consideration of planning proposals and is not exhaustive. The full range of matters to be considered will depend on the objective or intended outcomes of the planning proposal.

Regional or District Plan or Strategy

Greater Sydney Region Plan
Western City District Plan

Endorsed Local Strategies or Strategic Plans

Wollondilly 2040 Local Strategic Planning Statement

Consistency with applicable State Environmental Planning Policies (SEPPs)

SEPP No (Koala Habitat Protection) 2019
SEPP 55 Remediation of Land
SEPP (Sydney Drinking Water Catchment) 2011
SEPP (Sydney Region Growth Centres) 2006
Proposed Aerotropolis SEPP
Sydney Regional Environmental Plan No 20 – Hawkesbury Nepean River (No 2 – 1997)

Consistency with applicable Ministerial Directions (Issued under section 9.1 of the Environmental Planning and Assessment Act 1979)

1.1 Business and Industrial Zones
1.2 Rural Zones
1.3 Mining, Petroleum Production and Extractive Industries
1.5 Rural Lands
2.1 Environmental Protection Zones
2.3 Heritage Conservation
3.1 Housing, Infrastructure and Urban Development
3.4 Integrating Land Use and Transport
4.2 Mine Subsidence and Unstable Land
4.3 Flood Prone Land
4.4 Planning for Bushfire Protection
5.10 Implementation of Regional Plans
5.2 Sydney Drinking water Catchment
7.2 Implementation of Greater Macarthur Land Release Investigation
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan
7.8 Implementation of Western Sydney Aerotropolis and Aviation Safeguarding for Western Sydney International (Nancy-Bird Walton) Airport

Figure 27: Specific matters to be addressed in the justification of a planning proposal

HOW TO READ OUR ACTIONS

Timeframe	Who	Funding	Delivery Program	Cost	Relevant Policy Documents
S - Short (0 - 5 years)	Who will undertake the action	Y - Yes	Associated action from Create Wollondilly 2033 Delivery Program 2017/18 – 2020/21	\$ - work undertaken as part of operational budget	Policy documents that relate to the action
M - Medium (5 - 10 years)		N - No		\$\$ - additional resources required	
L - Long (10 + years)		Part - Part Funded Unfunded actions will be subject to bids for future funding.		\$\$\$ - significant investment	

The actions in Wollondilly 2040 will mainly be delivered through updating or developing one or more of the following policy documents;

DCP – Development Control Plan

LEP – Local Environmental Plan

CP – Contributions Plan

Strategy – Stand-alone strategies, e.g. Destination Management Plan, Biodiversity Strategy

Master Plan - Broad strategic outline for a particular project

Other – Any action not captured by any of the above policy documents

OUR ACTIONS

INFRASTRUCTURE AND COLLABORATION							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
1.1	Negotiate and settle appropriate voluntary planning agreements that deliver public benefits the development process	O	WSC Developers	Y	GR2.4	\$	•					•
1.2	Ensure the provision of infrastructure under planning agreements	O	WSC	Y		\$	•					•
1.3	Ensure the provision of local infrastructure through works programming, development applications, neighbourhood plans and planning proposals	O	WSC	Y	-	\$	•				•	•
1.4	Complete the Development Contributions Plan for Wollondilly including Wilton the current and future infrastructure needs	S	WSC	Y	GR4.5 IN2.1	\$\$	•					

INFRASTRUCTURE AND COLLABORATION							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
1.5	Ensure works programming coordinates and prioritises infrastructure provision with growth and development	S	WSC	Y	GR4.5	\$	•					
1.6	Prepare a 20 year Wollondilly transport plan outlining the priority transport needs for Wollondilly	S	WSC	Y	GR4.5	\$\$					•	•
1.7	Amend the Wollondilly LEP 2011 to protect land as required under Picton Town Centre Transport Investigation 2026	S	WSC	Y	GR1.1	\$	•					•
1.8	Review the regional transport model	S	WSC CCC CC	Y		\$\$	•					•
1.9	Implement the outcomes of the Picton Town Centre Transport Investigation 2026	S/M	WSC	Part	-	\$\$\$	•	•				•
1.10	Prepare a precinct transport study and master plan that consider the movement and place framework outlined in Future Transport 2026 for: <ul style="list-style-type: none"> Tahmoor Warragamba and Silverdale 	S	WSC	Y	-	\$\$	•	•				•
1.11	Review our policies and framework for development contributions to achieve a community net benefit	O	WSC	Y	-	\$	•					
1.12	Continue to plan for and provide social infrastructure including public meeting spaces, sporting facilities, community centres and libraries	O	WSC	Y	-	\$				•	•	
2.1	Review the Wollondilly Smart Shire Strategy	S	WSC	N	-	\$\$						•
2.2	Develop a policy around technology requirements for new development	S	WSC	N	-	\$\$	•	•	•	•	•	•
2.3	Transition PDF LEP maps to digital	S	WSC	Y	GR1.1	\$	•					

OUR ACTIONS

INFRASTRUCTURE AND COLLABORATION							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
2.4	Incorporate smart technology engineering specifications developed through the Western Sydney Planning Partnership into our design specifications and Wollondilly DCP 2016	S	WSC	Y	GR2.3	\$						•
2.5	Pilot smart street lighting project at Walton Street, Picton	S	WSC Federal	Y	GR4.7	\$\$						•
2.6	Establish the Smart Working Hub	S	WSC	N	GR3.1	\$\$\$						•
3.1	Actively participate in the planning for growth areas in Wollondilly	O	WSC DPIE State	Y	-	\$	•	•	•	•	•	•
3.2	Develop a mechanism to track development that will contribute to informed decision making in line with current and emerging development	S	WSC	Y	GR4.1	\$						•

IMPLEMENTATION

LIVEABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
4.1	Prepare and update the Wilton DCP in collaboration with the Department of Planning, Industry and Environment	S	WSC DPIE State Agencies	Y	-	\$\$	•					•
4.2	Develop neighbourhood plans	O	WSC DPIE Landowners Industry	Y	-	\$						• •
4.3	Prepare a sequencing and infrastructure plan in collaboration with the Department of Planning, Industry and Environment	S/M	WSC DPIE	Y	-	\$						•
4.4	Assess development applications to ensure alignment with Wilton 2040, Wilton DCP and neighbourhood plans	O	WSC	Y	-	\$	•					• •
4.5	Negotiate & deliver local planning agreements for Wilton	O	WSC	Y	GR2.4	\$				•		•
4.6	Develop and implement a Health and Wellbeing Strategy for Wilton	S	WSC	Y	GR4.4 CO2.2	\$\$				•		•
4.7	Protect movement corridors including Picton Road, Hume Motorway (M31) and Maldon to Dombarton rail corridor from inappropriate development	O	WSC	Y	-	\$	•	•				•
4.8	Negotiate and settle infrastructure staging plans before land is rezoned for housing	O	WSC Developers	Y	-	\$						•
5.1	Prepare a local housing strategy (including affordable housing)	S	WSC	Y	GR4.1	\$\$	•	•		•		
5.2	Review housing controls in the LEP and DCP in response to the local housing strategy, rural lands strategy and centres strategy)	S	WSC	Y	GR1.1	\$	•	•				
5.3	Resolve outstanding land owner led planning proposals	S	WSC	Y	-	\$	•					

OUR ACTIONS

LIVEABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
6.1	Develop a Health/Social Impact Assessment Policy to determine when an assessment is required for development	S	WSC	Y	-	\$	•	•				
6.2	Review the DCP, including a health audit, better incorporate health considerations when assessing development	S	WSC	Y	-	\$	•					
6.3	Consider opportunities to embed health provisions in the LEP	S	WSC	Y	GR1.1	\$	•					
6.4	Develop a Strategic Health Assessment Protocol to integrate health considerations into strategic planning policies and significant land use decisions	S	WSC	Y	-	\$	•	•	•	•	•	•
6.5	Provide social planning and health data to inform the evaluation of development applications, planning proposals and projects	O	WSC	Y	CO3.1	\$	•	•	•			•
6.6	Implement our Social Planning Strategy	O	WSC	N	-	\$\$			•	•		•
6.7	Prioritise the health partnership and meet the requirements of our MOU with South Western Sydney Local Health District	O	WSC	Y	GR4.4	\$						•
7.1	Implement the Cultural, Civic and Community Precinct at Picton	S	WSC	Y	IN2.4	\$\$\$					•	•
7.2	Progress a planning proposal to amend the LEP to facilitate the Picton Cultural, Civic and Community Precinct	S	WSC	Y	GR1.1	\$\$	•					
7.3	Map Wollondilly's cultural infrastructure	S/M	WSC	N	-	\$\$			•			•

LIVEABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
7.4	Prepare and adopt a public art strategy	S	WSC	Y	CO1.4	\$						•
7.5	Review the LEP and broader policy framework to create opportunities for events	S	WSC	Y	GR1.1	\$	•	•				•
7.6	Review the LEP and DCP for opportunities to safeguard the future of Yerranderie	S	WSC	Y	GR1.1	\$	•	•				
7.7	Investigate the needs and scope of a heritage conservation area in Appin	S	WSC	Y	GR4.6	\$\$	•	•				
7.8	Review our heritage schedule and identify new heritage items for protection	S	WSC	N	GR4.6	\$\$		•				
7.9	Prepare a library strategic plan	S	WSC	Y	CO1.5	\$\$						•
7.10	Investigate options to protect and preserve the heritage values of Warragamba and buildings associated with the construction of Warragamba Dam	M	WSC	N	-	\$\$	•	•				
7.11	Investigate options to strengthen and expand heritage protections in and around Thirlmere heritage conservation area	S	WSC	N	-	\$\$	•	•				
7.12	Prepare a heritage strategy to prioritise heritage outcomes	S	WSC	N	-	\$\$						•
8.1	Prepare a Centres Strategy, including a timetable for Place Plans for our priority towns and villages, established a hierarchy and supporting planning controls	S	WSC	Y	GR1.1	\$\$						•
8.2	Upon adoption of the local housing strategy repeal the Growth Management Strategy 2011	S	WSC	N	GR1.1	\$		•	•			

OUR ACTIONS

SUSTAINABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
11.4	Review the LEP for opportunities to protect land to ensure and maintain a safe operating environment and to provide for growth without disrupting of the Airport operation	S	WSC	Y	GR1.1	\$	•					
12.1	Prepare and adopt an integrated water management policy and strategy including the development of water sensitive urban design guidelines	S	WSC	Y	EN1.2 EN1.3	\$\$	• •					
12.2	Review the LEP and DCP to strengthen protection of waterways and riparian areas and to implement the integrated water management policy and strategy	S	WSC	Y	GR1.1	\$	• •					
12.3	Analyse and review water quality and modelling data to identify risks, improvement opportunities and to develop priority mapping	S	WSC	N	EN1.2	\$\$	•					
12.4	Develop a strategic and science based water quality monitoring program to evaluate the impacts of land use pressures and a supporting funding mechanisms	M/L	WSC	N	-	\$\$	•					
12.5	Continue to undertake compliance action regarding inappropriate onsite wastewater systems and erosion and sediment controls	O	WSC	Y	EN8.5	\$\$	•					
12.6	Develop the sensor network for water quality	S	WSC	Y	-	\$\$	•					

SUSTAINABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
12.7	Require developments of a certain scale to provide baseline data for water quality ahead of and during development	S	WSC	N	-	\$	•					
13.1	Update the Biodiversity Strategy to provide an overall framework for the protection and management of biodiversity	S	WSC	Y	EN1.1	\$\$	•					
13.2	Implement the outcomes of the Biodiversity Strategy (once updated)	O	WSC	N	-	\$\$	• • •					
13.3	Prepare a comprehensive koala plan of management	S	WSC	Y	EN2.2	\$\$	•					
13.4	Investigate opportunities to protect high priority biodiversity areas including koala habitat corridors	S	WSC	Y	GR1.1	\$	• •					
13.5	Investigate mechanisms to help retain native vegetation	S	WSC	Y	GR1.1	\$	• • •					
13.6	Develop a strategy for the management of roadside bushland and weeds including identification necessary funding for implementation	M	WSC	N	-	\$	•					
14.1	Develop an open space hierarchy with identified service levels, to be applied to new and existing open spaces and sports facilities	S	WSC	Y	GR1.1	\$	•					
14.2	Develop open space master plans in consultation with communities and in accordance with the adopted priority list	S	WSC	Y	IN2.5 IN3.4	\$\$	• •					
14.3	Implement the Wollondilly Open Space, Recreation & Community Facilities Strategy	O	WSC	Y	-	\$\$	•					
14.4	Develop a greener place plan to inform strategic planning for open space and recreational areas	S	WSC	Y	EN2.3	\$\$	•					

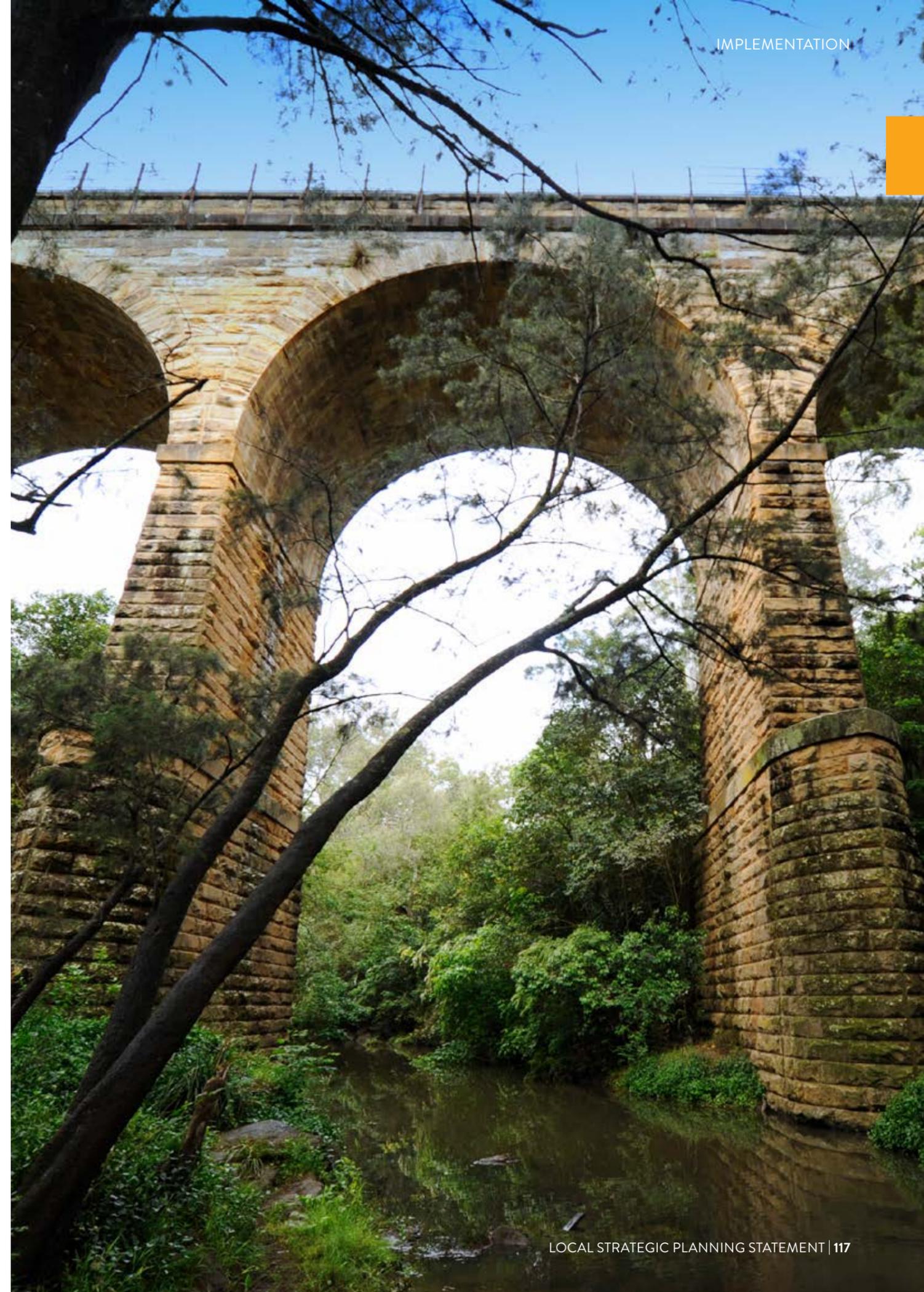
OUR ACTIONS

SUSTAINABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
14.5	Develop a green grid strategy to recognise opportunities for connections which build upon the following work (once completed): <ul style="list-style-type: none"> Active Transport Strategy Bike Plan Review Greener Place Plan Biodiversity Strategy Review Tree canopy Strategy 	S	WSC	N	-	\$						•
15.1	Prepare an urban tree canopy strategy	S	WSC	N	GR1.1	\$\$						•
15.2	Review and revise relevant provisions in the DCP to incorporate restoration of trees, to support canopy cover targets and to improve canopy cover across roads and footpaths	S	WSC	Y	GR1.1	\$						•
15.3	Develop a significant tree register to that recognises heritage, environmental, cultural, aesthetic and tree canopy value	S	WSC	N	GR1.1	\$						•
15.4	Review the operational aspects of the Wollondilly Community Nursery	S	WSC	Y	GR1.1 EN5.4	\$						•
16.1	Review the LEP and DCP help increase in agriculture and horticulture	S	WSC	Y	GR1.1	\$		•	•			
16.2	Review the LEP and DCP to determine if there is sufficient protection, including buffers, for agricultural activities and key industries	S	WSC	Y	GR1.1	\$		•	•			
16.3	Complete a rural lands strategy to identify and protect lands for agriculture	S	WSC	Y	GR1.1	\$\$						•
16.4	Prepare a scenic lands study	S	WSC	Y	GR1.1	\$\$						•
16.5	Investigate the feasibility of an agricultural enterprise credit scheme	S/M	WSC	Y	EN7.3	\$\$						•

SUSTAINABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
16.6	Explore changes to short term employment visas to encourage agricultural investment where short term labour is required	S/M	WSC	N	-	\$\$						•
17.1	Review the LEP to: <ul style="list-style-type: none"> investigate amendments to escalate the importance of waste and recycling identify barriers to waste infrastructure development ensure flexibility to accommodate material recovery facilities , food and garden organics processing facilities and waste transfer stations in appropriate locations. 	S	WSC	Y	GR1.1	\$						•
17.2	Review the waste-related controls in the DCP and ensure they support growth while servicing existing villages	S	WSC	Y	-	\$						•
17.3	Negotiate a waste disposal contract for regional waste disposal after 2024	S	WSC	Y	EN9.2	\$\$\$						•
17.4	Review the Waste Strategy	S	WSC	Y	EN9.3	\$						•
17.5	Develop a site rehabilitation/closure plan for the Bargo Waste Management Centre	S	WSC	Y	EN9.4	\$\$						•
17.6	Identify suitable locations for waste related infrastructure to minimise waste to landfill and encourage investment in modern waste management treatment	S	WSC	N	-	\$						•

OUR ACTIONS

SUSTAINABILITY							DCP	LEP	CP	Strategy	Master plan	Other
No.	Action	Timing	Who	Funding	Delivery Program	Cost	Policy Documents					
18.1	Establish a framework to reduce emissions in Council operations, increase resilience and adapt to the impacts of climate in Wollondilly	S	WSC	Y	-	\$						•
18.2	Review and update the DCP to ensure greater certainty of sustainable outcomes for new development	S	WSC	N	GR1.1	\$\$	•					
18.3	Review and update the Bush Fire Prone Lands map	S	WSC	Y	GR1.1	\$\$						•
18.4	Complete Stonequarry Creek floodplain risk management study and plan	S	WSC	Y	IN4.3	\$\$				•		
18.5	Progressively implement the Stonequarry Creek floodplain risk management plan	S	WSC	Y	IN4.3	\$\$				•		
18.6	Complete the Wollondilly Shire-wide flood study	S	WSC	Y	EN6.1	\$\$				•		•
18.7	Continue floodplain risk management Wollondilly Shire wide	S	WSC	N	IN4.3	\$\$				•		
18.8	Revise the Sustainable Wollondilly Plan and update actions	S	WSC	Y	EN6.1	\$\$				•		•
18.9	Review the LEP for opportunities to better manage natural and manmade hazards	S/M	WSC	N	-	\$	•					
18.10	Extend the Wollondilly Community Environmental Education Program	S	WSC	N	-	\$						•
18.11	Work with the Department of Planning, Industry and Environment on delivering sustainable precincts in growth areas.	O	WSC DPIE	N	-	\$				•		•
18.12	Prepare a study in partnership with emergency service agencies to evaluate the threats and risk level from both natural and manmade hazards and establish appropriate management.	S/M	WSC SES NSWRFS	N	-	\$\$						•



GLOSSARY

CC – Camden Council

CCC – Campbelltown City Council

CP – Contributions Plan

CSP – Community Strategic Plan

DCP – Development Control Plan

DPIE – Department of Planning, Industry and Environment

D NSW – Destination NSW

DSSS – Destination Sydney Surrounds South

LEP – Local Environment Plan

LSPS – Local Strategic Planning Statement

MRA – Metropolitan Rural Area

NSW EPA – NSW Environmental Protection Agency

NSW RFS – NSW Rural Fire Service

NSWSBC – NSW Small Business Commissioner

NSW SES – NSW State Emergency Services

WSC – Wollondilly Shire Council

Aerotropolis

An economic hub where land use focusses on servicing the needs of an airport and which benefits from being close to an airport. Within Western Sydney this is the land around Badgery's Creek and the Western Sydney Airport, acknowledging the large amount of growth in this area..

Community Strategic Plan

A high level document developed by Councils that highlight the priorities identified by the community. For Wollondilly this document is Create Wollondilly 2033

Contributions Plan

New developments are required to provide a development contribution towards the cost of local services and amenities needed to support new communities and includes things like drainage, open space, roads, and community facilities. Contributions plans set out the contributions a council can require from developers as monetary contributions which may also be provided as works-in-kind or dedication of land.

Development Control Plan

A development control plan provides detailed planning and design guidelines to support the planning controls in the local environmental plan. They provide guidance to assess development applications.

Greater Sydney

The geographical region that extends from the Central Coast in the north, the Blue Mountains in the west and to the south it runs across from the bottom of the Royal National Park to the boundaries of the Southern Highlands and includes Wollondilly.

Greater Sydney Region Plan

This document, also called *A Metropolis of Three Cities*, is State Government policy that defines three specific geographical regions – the Eastern Harbour City, the Central River City and the Western Parklands City, which is centred on the Aerotropolis and includes Wollondilly.

Green Grid

The Greater Sydney Green Grid is a long-term vision for a network of high quality green spaces that communities to the natural landscape. It links tree-lined streets, waterways, bushland corridors, parks and open spaces to centres, public transport and public places.

Infrastructure

Infrastructure is a facility or system that enables, sustains, or enhances community living conditions. Infrastructure can be public or private improvements such as parks, schools, roads, railways, bridges, tunnels, water supply, sewers, electrical grids, and telecommunications.

Koala Corridor

An area of land that is identified as significant locations used by Koala populations for feeding and movement.

Local Environment Plan

Local Environmental Plans (LEPs) are the key legal document that guides planning decision for local government areas. They do this through zoning and development controls, which set out what development can and cannot be undertaken on land. *The Wollondilly Local Environment Plan 2011* is the relevant LEP.

Metropolitan Rural Area (MRA)

The Metropolitan Rural Area is established by the Sydney Region Plan and includes those areas within Greater Sydney that are not Urban Areas or Protected Natural Areas. The diverse values of these rural areas are recognised for their contribution to habitat and biodiversity, supporting productive agriculture, provide mineral and energy resources and sustain local rural towns and villages.

There is a commitment to preserving rural uses and housing growth and development in this area is restricted.

Neighbourhood Plans (Wilton)

High level master plans that will demonstrate how Wilton 2040 is being delivered and guide the development application process in line with agreed principles for land use management.

Planning Proposal

A planning proposal is a document which explains the changes proposed to an environmental planning instrument. This explanation is provided through text and images. Where this document refers to an amendment to the LEP, a planning proposal will be prepared to explain the changes to the *Wollondilly Local Environment Plan 2011*.

Regional Transport Model

The Regional Transport Model is an analytical tool that is used to assess how travel behaviour on roads might change in response to changes like policies on housing growth. The regional model covers all roads in Camden, Campbelltown and Wollondilly.

Smart Community

A city or town that believes in using technology to help improve services, solve challenges and open up opportunities. The use of technology also helps reduce carbon footprints.



January 2020

While every care is taken to ensure the accuracy of this product, Wollondilly Shire Council and the Local / State / Federal Government departments and Non-Government organisations whom supply datasets, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

© Department Finance, Services and Innovation 2020

© Department of Planning, Industry and Environment 2020

© Wollondilly Shire Council 2020

Western City District Plan

The document that gives directions and set priorities for growth in the Western Parkland City, one the three geographical regions highlighted in the *Metropolis of Three Cities*.

Western Parkland City

One of three cities identified in the Sydney Region Plan, *A Metropolis of Three Cities*. The Western Parkland City is identified as an emerging new city to be established on the strength of the new international Western Sydney Airport and Badgerys Creek Aerotropolis. It will have more than one centre and will capitalise on the established centres of Liverpool, greater Penrith and Campbelltown-Macarthur.

The Western Parkland City covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.

Western Sydney City Deal

A partnership between the Australian Government, NSW Government, and local governments of the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly. It includes a set of commitments to deliver the Western Parkland City by collaborating to investment to create jobs and a great quality of life.

Visitor Economy

Usually made up of industries that specifically support visitors, from those visiting for a day to those staying overnight. This involves engaging services like retail and hospital, who cater directly to these visitors, and can include industries like agri-tourism which sells directly to visitors.



www.wollondilly.nsw.gov.au

PO Box 21, Picton NSW 2571 Australia
E council@wollondilly.nsw.gov.au | P 02 4677 1100