

FACT SHEET

– Planning Proposals: The process for changing the Wollondilly Local Environment Plan 2011 (WLEP).



(02) 4677 1100
wollondilly.nsw.gov.au



This fact sheet provides information on the planning proposal process for making changes to the Wollondilly Local Environment Plan 2011.

What is the Wollondilly Local Environment Plan?

The Wollondilly Local Environmental Plan 2011 is a legal document which guides planning decisions on development and land use within Wollondilly. It does this through zoning and development controls which set out what development can and cannot be undertaken on the land.

The Wollondilly LEP is made up of a written document and a series of maps.

These maps identify across the Shire:

- the land zone
- the minimum lot size for subdivision
- the maximum height of buildings
- heritage items and heritage conservation areas
- natural resources including biodiversity and water
- areas where additional uses are permitted
- original holdings for land zoned E4
- land reserved for acquisition
- land that has been reclassified
- urban release areas
- odour buffer areas

What is the process to change the WLEP 2011 - Planning Proposals?

When a landowner, developer or Council wants to change the planning controls in the Wollondilly Local Environmental Plan 2011 (WLEP), they need to prepare a planning proposal.

A planning proposal or rezoning proposal is a document that explains the purpose and reason for the proposed changes.

The NSW Government Department of Planning & Environment provide guidelines on what information should be included in a planning proposal.

When a planning proposal is submitted, it is reviewed by professional staff and a report is prepared for Council to make a decision on whether to proceed.

If Council resolves to support the proposal it is sent to the Department of Planning & Environment for assessment on behalf of the Greater Sydney Commission.

The next step for the planning proposal is called a 'Gateway' process.

The Gateway Process

The Department determines if a proposal has planning merit and should proceed, and if a positive Gateway Determination will be issued. The determination will outline the requirements for a more thorough investigation. This may include the preparation of technical studies and further consultation with the community, stakeholders and government agencies.

More information on the Gateway Process is available on the NSW Government Department of Planning & Environment's website at: <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning/The-Gateway-Process> or search "The Gateway Process NSW".

What is a Development Control Plan?

The Wollondilly Development Control Plan (DCP) is a Council document that sets out local design controls for development across the Shire.

These controls outline the design requirements for the subdivision of land; residential development; new release areas; agricultural uses; tourism and events; industry and infrastructure; and commercial and community uses.

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What is a Development Control Plan Amendment?

A change to the WLEP as a result of a planning proposal can require an amendment to the DCP.

These amendments may include additional, modified or site specific development controls.

What happens when a proposal has been submitted in my neighbourhood?

When a planning proposal is lodged, Council will write to all nearby property owners/tenants to tell them about the proposal and to invite them to make a comment.

These comments are included in the report to Council and considered in the decision making process. If supported by Council the proposal will progress through the Gateway process.

Proposals that receive a positive Gateway Determination are exhibited to the public. All documents including specialist studies prepared to support the proposal will be available for viewing. All relevant parties will again be consulted.

During the exhibition period the community can make formal submissions. These are considered in the final report to Council.

Any proposed changes to the DCP that relate to the planning proposal will usually be placed on public exhibition at the same time.

Further enquiries

If you would like further information, call or visit Council and ask to speak to the duty planner who is available from 8am to 12pm, Monday to Friday.

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