

Our Reference: 6454

Gateway Determination Reference: (PP_2013_WOLLY_005_00)

Anne-Maree Carruthers
Director, Sydney Region West
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

23 March, 2018

Dear Anne-Maree,

PLANNING PROPOSAL - NORTH SILVERDALE COMMERCIAL, RESIDENTIAL AND ENVIRONMENTAL LANDS

Reference is made to the above mentioned Planning Proposal which was considered by Council at its Ordinary Meeting on 19 March, 2018.

At the meeting, Council resolved to seek finalisation of the proposal subject to a number of requirements and alterations. A copy of the minutes from the meeting are attached to this letter for your reference. Council would like to meet with the Department and seek advice on whether the requirements in the Council Resolution are able to be dealt with through a Gateway Alteration, and also seek advice on the requirements in the Council resolution to undertake a further exhibition of the Planning Proposal, DCP controls and any Voluntary Planning Agreement prepared to address the outstanding traffic issues, in light of the recent Gateway Extension until 30 April, 2018.

We also wish to draw to your attention to item 4 in the Council Resolution which requires NSW Department of Planning and Environment be asked to liaise with the NSW Department of Primary Industries (Agriculture) and the proponent with a view to amending the odour buffer as appropriate and to address any other remaining issues raised by DPI in relation to land use conflict with the adjoining poultry farm at the northern boundary.

Should you have any issues regarding the matters above please contact me on (02) 4677 9559

Yours faithfully



Chris Stewart
Director Planning

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GR4 Planning Proposal – North Silverdale Commercial, Residential and Environmental Lands
260803 TRIM 6454

47/2018 Resolved on the Motion of Crs Hannan and Gould:

That Council seek finalisation of this planning proposal with the following conditions:

1. *That the North Silverdale Planning Proposal be forwarded to the Greater Sydney Commission seeking an altered Gateway Determination to reflect the amendments in point 2 below and in accordance with Section 3.36 of the Environmental Planning and Assessment Act, 1979 request finalisation of the Planning Proposal.*
2. *That the request to the Greater Sydney Commission for a revised Gateway Determination be made to enable the proposal to proceed with the following amendments:*
 - (a) A minimum lot size be inserted into the E3 Environmental Management zone in accordance with the revised minimum lot size map in attachment 5 in order to address the concerns raised by OEH during the Government Agency consultation.
 - (b) Include a site specific clause in the LEP to impose a development cap of no more than 26 residential dwellings in the B4 Mixed Use zone.
 - (c) A Land Use Zoning of RE1 Public Recreation be applied to the area on the site that is nominated for future use as a park.
 - (d) A R2 Low Density Residential Zone be applied to the site in lieu of the previously proposed R3 Medium Density Residential zone.
 - (e) A minimum lot size be applied to the R2 Low Density Residential Zone as follows:
 - 450 square metres for the part of the site that was previously proposed to be zoned R3 Medium Density Residential;
 - 2000 square metres for future lots along the southern boundary of the site;
 - 700 square metres be applied to the remainder of the R2 Low Density residential land.

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3. *That Council introduce a site specific clause into Wollondilly Local Environmental Plan 2011, which would have the effect of preventing any residential subdivision within the land identified on the odour buffer map until such time as the poultry farm to the north of the site has ceased operations on a permanent basis and surrendered their consent.*
4. *That the NSW Department of Planning and Environment be asked to liaise with the NSW Department of Primary Industries (Agriculture) and the proponent with a view to amending the odour buffer as appropriate and to address any other remaining issues raised by DPI in relation to land use conflict with the adjoining poultry farm at the northern boundary. Further that residential lands affected by odour or which otherwise compromise the ongoing viability of the poultry farm be included in the LEP odour control.*
5. That the proponent provide an updated Traffic Impact Assessment to address:
 - (a) The RMS advice dated 19 September, 2017 provided in attachment 11 of this report,
 - (b) The concerns raised by Council's Infrastructure Planning Team,
 - (c) The intersections of Silverdale Rd and Mulgoa Rd and Silverdale Rd and Bents Basin Rd are included in this assessment, and
 - (d) Alternative traffic management options be examined and utilised over signalised intersections where possible.
6. That the proponent be advised that they may wish to consider negotiating a Voluntary Planning Agreement (VPA) at the Planning Proposal stage to address issues surrounding land dedication and allocation of costs among landowners for future traffic infrastructure works required as part of the proposal.
7. That if the proponent indicates a willingness to enter into a VPA council seek to address the following as part of those negotiations:
 - (a) Issues surrounding land dedication.
 - (b) Provision of a foot/bike path joining the proposed B2 zone with the existing village of Silverdale.
 - (c) Road widening and general improvements to Silverdale Rd.
 - (d) Provision of kerb & guttering.
 - (e) Provision of other infrastructure as required.

- (f) Allocation of costs among landowners for future traffic infrastructure works required as part of the proposal.
8. *That further detail about the provision of infrastructure be provided and exhibited with the revised version of this planning proposal.*
 9. That draft development control plan controls be developed for the site and this process include a councillor workshop. Further the draft development control plan be exhibited at the same time as the revised version of the planning proposal. These controls shall include provisions to allow public access to the existing RE1 zone to the south east corner of the site.
 10. *That Council ask that the Greater Sydney Commission give consideration to the Metropolitan Rural Area provisions in the recently released Greater Sydney Region Plan and Western City District Plan when determining the altered Gateway request.*
 11. *That the final report be provided to Council once an altered gateway Determination has been received and the above matters have been satisfactorily addressed.*
 12. That the proponent and those who made a submission on the Planning Proposal be notified of Council's decision.

On being put to the meeting the motion was declared CARRIED.

Vote: Crs Briggs, Banasik, Deeth, Lowry, Landow, Hannan, Gould and Smith

Cr Smith left the meeting at 7.17pm and returned at 7.19pm.