

**North Silverdale Rezoning**

Proposal Title : **North Silverdale Rezoning**

Proposal Summary : **To rezone land at North Silverdale for residential, commercial, industrial and environmental protection purposes.**

PP Number : **PP\_2013\_WOLLY\_005\_00**      Dop File No : **13/06564**

**Proposal Details**

Date Planning Proposal Received : **08-Apr-2013**      LGA covered : **Wollondilly**

Region : **Sydney Region West**      RPA : **Wollondilly Shire Council**

State Electorate : **WOLLONDILLY**      Section of the Act : **55 - Planning Proposal**

LEP Type : **Precinct**

**Location Details**

Street :	<b>2350 Silverdale Road</b>		
Suburb :	<b>Silverdale</b>	City :	<b>Sydney</b>
Land Parcel :	<b>Lot 6 DP 1086326</b>		Postcode : <b>2752</b>
Street :	<b>2340 Silverdale Road</b>		
Suburb :	<b>Silverdale</b>	City :	<b>Sydney</b>
Land Parcel :	<b>Lot A, DP 161634</b>		Postcode : <b>2752</b>
Street :	<b>2330/2232 Silverdale Road</b>		
Suburb :	<b>Silverdale</b>	City :	<b>Sydney</b>
Land Parcel :	<b>Lot 7, DP 38123</b>		Postcode : <b>2752</b>
Street :	<b>2324 Silverdale Road</b>		
Suburb :	<b>Silverdale</b>	City :	<b>Sydney</b>
Land Parcel :	<b>Lot 2, DP 519533</b>		Postcode : <b>2752</b>
Street :	<b>2322 Silverdale Road</b>		
Suburb :	<b>Silverdale</b>	City :	<b>Sydney</b>
Land Parcel :	<b>Lot 199, DP 1092447</b>		Postcode : <b>2752</b>
Street :	<b>2320 Silverdale Road</b>		
Suburb :	<b>Silverdale</b>	City :	<b>Sydney</b>
Land Parcel :	<b>Lot 200, DP 1092447</b>		Postcode : <b>2752</b>
Street :	<b>2300 Silverdale Road</b>		
Suburb :	<b>Silverdale</b>	City :	<b>Sydney</b>
Land Parcel :	<b>Lot 10, DP 38123</b>		Postcode : <b>2752</b>

## North Silverdale Rezoning

Street : 2280 Silverdale Road  
Suburb : Silverdale City : Sydney Postcode : 2752  
Land Parcel : Lot 11, DP 38123  
Street : 2260 Silverdale Road  
Suburb : Silverdale City : Sydney Postcode : 2752  
Land Parcel : Lot 121, DP 747833  
Street : 2250 Silverdale Road  
Suburb : Silverdale City : Sydney Postcode : 2752  
Land Parcel : Lot 122, DP 747833

### DoP Planning Officer Contact Details

Contact Name : Mato Prskalo  
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### RPA Contact Details

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### DoP Project Manager Contact Details

Contact Name : Stephen Gardiner  
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Contact Email : stephen.gardiner@planning.nsw.gov.au

### Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :	68.08	Type of Release (eg Residential / Employment land) :	Both
No. of Lots :	400	No. of Dwellings (where relevant) :	400
Gross Floor Area :	17,500.00	No of Jobs Created :	198

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

## North Silverdale Rezoning

Have there been meetings or communications with registered lobbyists? :

No

If Yes, comment :

While there have been no known meetings or communications with registered lobbyists, a meeting was held on 25 August 2011, at the Department's offices, with the planning consultant acting on behalf of the land owner of the existing shopping centre. The meeting was attended by:

- the then Executive Director, Planning Operations,
- Mr Vaughn McInness, Director, Planning, Siteplus Pty Ltd (and staff), and
- departmental staff.

### Supporting notes

Internal Supporting Notes :

The proposal is supported in principle, as it will opportunity to provide additional housing, employment and retail services.

#### SUMMARY

The proposed development entails:

- A retail centre of up to 7,500 sqm. of mixed business and retail floor space.
- A commercial retail nursery/hardware/home maker centre of up to 10,000 sqm. of floor space.
- A medium density residential area to the immediate north of the proposed supermarket, providing for 60 to 80 dwellings.
- A seniors living area providing 100-120 dwellings.
- Single lot detached dwellings comprising up to 200 lots.

Prior to the complete planning proposal being submitted, Council resolved on 18 March 2013, to support local land owners funding and preparing a master plan for the land around Silverdale and Warragamba, including, potentially, the subject land.

Given the resolution, the planning proposal may proceed, subject to the master plan being sufficiently finalised, the planning proposal being modified to be consistent with the master plan and to be consistent with the requirements in 'a guide to preparing local environmental plans'.

Whilst there is uncertainty as to the timing of the master plan process, and this will impact on the ability of the planning proposal to proceed, a favourable determination for the planning proposal will provide certainty for the proponent and encourage other land owners keen to take part in the master plan to also lodge planning proposals.

The planning proposal and associated draft maps contain some errors and discrepancies which will need to be amended prior to public exhibition.

Significant development may occur as a result of this proposal and therefore Council will also need to liaise with relevant Government Agencies to ensure that appropriate (designated state public infrastructure) is delivered to support future development.

#### DELEGATION

Delegation is to be given for Council to exercise the Minister's plan making powers.

External Supporting Notes :

**Adequacy Assessment**

**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment :           The objective of the proposal is to enable the development of a shopping centre, an industrial precinct and low and medium density housing, while protecting environmentally significant land. A copy of the proposal is provided in the 'Documents' section of this report.

The proposed development entails:

- A retail centre of up to 7,500 sqm. of mixed business and retail floor space.
- A commercial retail nursery/hardware/home maker centre of up to 10,000 sqm. of floor space.
- A medium density residential area to the immediate north of the proposed supermarket, providing for 60 to 80 dwellings.
- A seniors living area providing 100-120 dwellings.
- Single lot detached dwellings comprising up to 200 lots.

**Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? Yes

Comment :           The objective will be achieved by rezoning the subject land from part Zones:

- RU2 Rural Landscape, and
- B1 Neighbourhood Centre,

to part Zones:

- R2 Low Density Residential,
- R3 Medium Density Residential,
- IN2 Light Industrial,
- B2 Local Centre, and
- E2 Environmental Conservation.

as indicatively shown on the map at Appendix 'A' to the proposal document.

Corresponding changes to lot size and building height controls are also proposed.

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The rezoning will be facilitated by amending Wollondilly LEP 2011 as follows:

**LAND ZONING MAP (Sheet LZN\_006A)**

As per above.

**LOT SIZE MAP (Sheet LSZ\_006A)**

Amend from:

- no minimum lot size (Zone B1 Neighbourhood Centre), and
- 16 ha. (Zone RU2 Rural Landscape),

to:

- 700 sqm. (Zone R3 Medium Density Residential),
- 4,000 sqm. ('large lot residential'), and
- 1,500 sqm. (Zone IN2 Light Industrial).

**HEIGHT OF BUILDINGS MAP (Sheet HOB\_006A)**

Amend from:

- no maximum building height (Zone RU2 Rural Landscape), and
- 9 metres (Zone B1 Neighbourhood Centre)

to:

- 9 metres (Zone R2 Low Density Residential, R3 Medium Density Residential and Zone B2 Local Centre).

**COMMENT ON EXPLANATION OF PROVISIONS**

There are some discrepancies or anomalies in the explanation of provisions particularly:

1. Indicative maps for proposed building height and lot size are referred to in the proposal but are not provided with the proposal (i.e. at Appendix 'A').
2. The proposal refers to proposed 'large lot residential' development but does not include a proposed R5 Large Lot Residential zone.
3. Similarly, it is unclear what minimum lot size is proposed for low density residential development.
4. The proposal refers to a proposed 'E4' zone, however, its location is not shown on the supporting maps.
5. The proposal contains several inconsistencies, e.g. the description of proposed zones in sections 1.3 and 3.1.
6. Appendices 'F' and 'G' are wrongly labelled.

It is considered that Council should be required to amend the proposal to address the above matters prior to exhibition.

**Justification - s55 (2)(c)**

- a) Has Council's strategy been agreed to by the Director General? **No**
- b) S.117 directions identified by RPA :
- 1.1 Business and Industrial Zones
  - 1.2 Rural Zones
  - 1.3 Mining, Petroleum Production and Extractive Industries
  - 2.1 Environment Protection Zones
  - 2.3 Heritage Conservation
  - 3.1 Residential Zones
  - 3.4 Integrating Land Use and Transport
  - 4.3 Flood Prone Land
  - 4.4 Planning for Bushfire Protection
  - 5.8 Second Sydney Airport: Badgerys Creek
  - 7.1 Implementation of the Metropolitan Plan for Sydney 2036
- \* May need the Director General's agreement

Is the Director General's agreement required?

- c) Consistent with Standard Instrument (LEPs) Order 2006 :
- d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

**SECTION 117 DIRECTIONS**

**DIRECTION 1.1 BUSINESS ZONES**

This Direction applies as the proposal rezones land for business and industrial purposes.

The subject land contains an existing neighbourhood centre, which Council has identified for potential commercial expansion (in combination with residential growth) under its Wollondilly Growth Management Strategy 2011 ('GMS'). Council submitted the GMS to the Department for endorsement, but consideration of the GMS was suspended in view of the Government's Priority Homesites Program. Council has now commenced a review of the GMS, and was provided with \$500,000 by the Department to undertake that review.

The proposal is considered to be consistent with the terms of the Direction, except for the requirement for the proposal to be in accordance with an approved strategy. It is considered that, in principle, the proposal holds merit and should proceed as it will facilitate the orderly expansion of Silverdale and provide services for the broader area.

The approval of the Director General (or his delegate) is required for the inconsistency and is recommended.

**DIRECTION 1.2 RURAL ZONES**

This Direction applies as the proposal rezones rural land for urban purposes. The proposal is inconsistent with this Direction as it rezones land from a rural zone to residential, industrial and business zones.

The subject land currently supports agricultural and related development, ranging from wholesale nursery supplies to an orchard.

The potential for significant future rural uses on the subject land is generally limited as it partly adjoins the existing urban area of Silverdale (to the south).

The subject land adjoins a poultry farm to the north, which is likely to be impacted (and vice versa) if the proposal proceeds. However, the owners of the poultry farm have formally advised that they intend to rezone their land in the future (and cease operation of the farm in 10 - 15 years).

The level of impact at this stage is unknown and will be addressed in an odour report.

The proposal is generally consistent with the draft South West Subregional Strategy as the subject land is well located for the orderly expansion of Silverdale. In view of this, and the likely future rezoning of the poultry farm, the inconsistency is considered to be justified.

Accordingly, the approval of the Director General (or his delegate) is required for the inconsistency and is recommended.

**DIRECTION 1.3 MINING, PETROLEUM PRODUCTION AND EXTRACTIVE INDUSTRIES**

This Direction applies where a planning proposal could potentially compromise the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials.

The Direction applies to the proposal as it is understood that the Silverdale area is underlain by a coal seam. The Direction requires Council to consult with the Department of Trade and Investment (Minerals and Energy Division) prior to exhibition and subsequently Council should demonstrate consistency with the Direction.

**DIRECTION 2.1 ENVIRONMENT PROTECTION ZONES**

This Direction applies to all planning proposals.

The eastern part of subject land is substantially vegetated as shown on the aerial photograph on page 9 of the proposal. The proposal applies Zone E2 Environmental Conservation to part of the vegetated area. It is noted that Council staff support enlargement of the proposed environmental zoning to include the whole of the vegetated area (see map on page 103 of the Council report, which is provided in the 'Documents' section of this report).

The subject land does not contain any Cumberland Plain Woodland (CPW) which is identified as Priority Conservation Lands.

The subject land also contains dams and a minor watercourse (which joins nearby with

a creek), with the latter identified as 'sensitive land' on the Natural Resources — Water Map under Wollondilly LEP 2011.

While the Natural Resources - Biodiversity Map does not currently apply to the subject land, it may be necessary to amend that map to include the subject land following further investigation.

In view of the above, it is considered that Council should be required to:

- prepare a flora and fauna study,
- give consideration to extending the proposed E2 Environmental Conservation Zone or identifying land on the Natural Resources - Biodiversity Map,
- consult with the Office of Environment and Heritage and the Office of Water, and
- subsequently demonstrate consistency with the Direction.

The consistency with this direction will be further considered post exhibition.

**DIRECTION 2.3 HERITAGE CONSERVATION**

The proposal notes that there are no known heritage items on the subject land. However, it is identified that Council will:

- undertake an Aboriginal Archaeological and Cultural Assessment, and
- subsequently demonstrate consistency with the Direction.

**DIRECTION 4.4 PLANNING FOR BUSHFIRE PROTECTION**

This Direction applies as part of the subject land is bush fire prone. Consultation with the Commissioner of the NSW Rural Fire Service is required to determine consistency with the Direction. Council proposes to undertake a bushfire hazard study. Consultation and proposed study should be formally required as a condition of the Gateway determination.

**DIRECTION 5.8 SECOND SYDNEY AIRPORT: BADGERYS CREEK**

This Direction applies to land within the 20 ANEF contour as shown on the map entitled "Badgerys Creek - Australian Noise Exposure Forecast - Proposed Alignment - Worst case Assumptions". The Direction applies to the subject land as it is located within the 20 ANEF contour.

The Direction requires that the Proposal not enable the carrying out of development which, at the date of the Direction, could hinder the potential for development of a Second Sydney Airport. The Proposal has not addressed this specific matter.

It is noted that development would be required to comply with AS 2021, relating to aircraft noise insulation for residential development.

Council should be required to amend the proposal accordingly to demonstrate consistency with the Direction.

**DIRECTION 7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036**

This Direction requires the proposal to be consistent with the Metropolitan Plan for Sydney 2036. The proposal is considered to be generally consistent with the above plan in that it will provide housing and employment opportunities in a generally appropriate location.

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**SEPPS AND DEEMED SEPPS**

**SEPP 44 - KOALA HABITAT PROTECTION**

This SEPP may apply, depending on the outcome of the proposed flora and fauna study. Council should be required to address the applicability of this SEPP in the proposal.

**SEPP 55 - REMEDIATION OF LAND**

SEPP 55 applies to the Proposal as the subject land has a history of agricultural use and partly contains unauthorised fill. A preliminary contamination study has been undertaken for the part of the subject land containing unauthorised fill and has concluded that the contamination is unlikely to prevent future remediation of the land for redevelopment.

It is considered that Council should be required to expand the assessment to include the rest of the subject land and subsequently demonstrate compliance with the SEPP.

**SREP 20 - HAWKESBURY-NEPEAN RIVER (NO. 2—1997)**

SREP 20 applies to the proposal and requires Council to give consideration to various general and specific planning matters and related recommended strategies. Council has not complied with this requirement and therefore the proposal should be amended accordingly to include such consideration. Council should also be required to consult with the Hawkesbury-Nepean Catchment Management Authority (HNCMA).

Have inconsistencies with items a), b) and d) being adequately justified? **Unknown**

If No, explain : **There are some unresolved inconsistencies at this stage which will be readdressed post exhibition.**

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment : **As discussed previously, there are some discrepancies with the maps.**

**These will need to be amended prior to public exhibition.**

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment : **The proposal does not nominate a length of time for community consultation .An exhibition period of 28 days is appropriate and Council should amend the Proposal to indicate this.**

**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **No**

If No, comment : **The proposal document:**

- does not comply with the prescribed format under 'A guide to preparing planning proposals' (i.e. wrong sections, no project timeline),
- contains outdated references, and
- has not been prepared as Council's document.

**Council will need to amend the proposal to address the above matters prior to exhibition, if the proposal is supported.**

**Proposal Assessment**

**Principal LEP:**

Due Date : February 2011

Comments in relation to Principal LEP : Wollondilly LEP 2011 was notified in February 2011.

**Assessment Criteria**

Need for planning proposal :

A planning proposal is the best means of facilitating the rezoning of the land.

**MASTERPLAN**

It is noted that Council's current Growth Management Strategy does not explicitly identify the site for future residential growth. In 2012, Council was allocated \$500,000 to review the growth management strategy. Council is expected to initiate the review in the near future.

On 18 March 2013, Council has resolved to the preparation of a master plan for land around Silverdale and Warragamba at land owners expense, including, potentially, the subject land.

Given the Council resolution, the master plan should be sufficiently finalised prior to the planning proposal proceeding, subject to proposal being consistent with the master plan.

Consistency with strategic planning framework :

The proposal is consistent, in principle, with Council's Wollondilly Growth Management Strategy 2011. The subject land adjoins the existing Silverdale residential area (large lot) and, in the context of the proposed expansion of the existing neighbourhood centre, represents an appropriate extension of that area.

The proposal is also consistent with the general direction of the Metropolitan Plan for Sydney 2036 and the draft South West Subregional Strategy as it provides housing, jobs and services in a generally appropriate location.

Environmental social economic impacts :

**ENVIRONMENTAL IMPACTS**

**ADJOINING POULTRY FARM**

The subject land adjoins a poultry farm to the north, which is likely to be impacted (and vice versa) if the proposal proceeds. However, the owners of the poultry farm have formally advised that they intend to rezone their land in the future.

The level of impact at this stage is unknown and Council should be required to prepare an odour study to determine any interim land use conflict and consult with the Department of Primary Industry - Agriculture.

**ADJOINING INDUSTRIAL LAND**

Therefore, the proposal should be amended to address the potential land use conflict between proposed residential and industrial land, and how to mitigate those impacts.

Other potential environmental impacts will be addressed by:

- the proposed environmental zoning,
- various supporting studies, and
- DCP controls.

**SOCIAL AND ECONOMIC**

The proposal is accompanied by an Economic Impact Assessment ('EIA'), which supports the proposed development. A copy of the EIA is provided in the 'Documents' section of this report. It is considered that the inconsistency is justified on the basis of the supporting study, as provided for by clause 5(b) of the Direction.

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The EIA concludes that the proposal is unlikely to significantly impact nearby centres. In particular, the EIA considers that, while there may be some impact on the Warragamba centre, these are not expected to be irreversible in the longer term.

Notwithstanding the above, it is considered that Council should arrange for a peer review of the EIA, in order to provide a more certain assessment of potential impacts.

### Assessment Process

Proposal type : **Precinct** Community Consultation Period : **28 Days**

Timeframe to make LEP : **24 Month** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Hawkesbury - Nepean Catchment Management Authority  
Department of Education and Communities  
Office of Environment and Heritage  
NSW Department of Primary Industries - Agriculture  
NSW Department of Primary Industries - Minerals and Petroleum  
NSW Rural Fire Service  
Transport for NSW - Roads and Maritime Services  
Sydney Water  
Adjoining LGAs**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

**Flora**

**Fauna**

**Heritage**

**Bushfire**

**Flooding**

**Economic**

**Other - provide details below**

If Other, provide reasons :

**Odour - as addressed in the report.**

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **Yes**

If Yes, reasons : **The proposal was referred to the Infrastructure Funding Policy Unit (IFP) for comment. IFP advised that, based on the estimated yield of 400 lots/dwellings and the potential for cumulative impacts (i.e. from other rezonings in Silverdale), satisfactory arrangements provisions for regional infrastructure are recommended to apply. Council should be required to consult with relevant service/public authorities regarding the need for contributions for designated State public infrastructure. IFP has requested that it be notified of the outcome of the consultation to confirm whether satisfactory arrangements provisions should apply.**

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NB: The application of satisfactory arrangements provisions would be facilitated under Part 6 - Urban Release Areas of Wollondilly LEP 2011. This would require the Urban Release Areas Map to be amended to include the subject land.

### Documents

Document File Name	DocumentType Name	Is Public
Council's_covering_letter.pdf	Proposal Covering Letter	Yes
Planning_Proposal .pdf	Proposal	Yes
Council_Report.pdf	Study	Yes
Council_Resolution.pdf	Study	Yes
Correspondence_from_proponent.pdf	Study	Yes
Appendix_A_-_1._Lot_and_DP_Description.pdf	Map	Yes
Appendix_A_-_2._Precinct_Plan.pdf	Map	Yes
Appendix_A_-_3._Indicative_Concept_Plan.pdf	Map	Yes
Appendix_A_-_4._Proposed_Zoning_Plan.pdf	Map	Yes
Appendix_B_-_1._Architect_Design_Statement.pdf	Study	Yes
Appendix_B_-_2._Rezoning_Submission.pdf	Study	Yes
Appendix_B_-_3._Masterplan_Stage_1.pdf	Drawing	Yes
Appendix_B_-_4._Masterplan_Stage_2.pdf	Drawing	Yes
Appendix_B_-_5._Artist's_Impression.pdf	Drawing	Yes
Appendix_B_-_6._Preliminary_Elevations.pdf	Drawing	Yes
Appendix_C_-_Traffic_Report.pdf	Study	Yes
Appendix_D_-_Economic_Impact_Assessment.pdf	Study	Yes
Appendix_E_-_Environmental_Assessment.pdf	Study	Yes
Appendix_F_-_1._Landscape_Design_Statement.pdf	Study	Yes
Appendix_F_-_2._Landscape_Concept.pdf	Drawing	Yes
Appendix_G_-_1._Water_Cycle_Management_Study.pdf	Study	Yes
Appendix_G_-_2._Water_Cycle_Design.pdf	Drawing	Yes
North Silverdale - Project Timeline.docx	Proposal	Yes

### Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones
- 1.2 Rural Zones
- 1.3 Mining, Petroleum Production and Extractive Industries
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.8 Second Sydney Airport: Badgerys Creek
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the proposal proceed subject to the following conditions:

1. Given the Council resolution, the proposed masterplan should be sufficiently finalised prior to the planning proposal proceeding, subject to the proposal being consistent or amended to be consistent with the proposed master plan.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days;
3. The timeframe for completing the local environmental plan is to be 24 months from the week following the date of the Gateway determination; and
4. Delegation is to be given for Council to exercise the Minister's plan making powers.

## North Silverdale Rezoning

The matters below are to be addressed prior to public exhibition, in consultation with the regional office.

5. Council is to amend the proposal to ensure that:

- (i) it includes indicative maps for proposed building height and lot size (i.e. at Appendix 'A'),
- (ii) land proposed to be zoned for large lot residential development is to be shown as Zone R5 Large Lot Residential (otherwise, references to large lot residential development are to be removed),
- (iii) the proposal is to clearly indicate the minimum lot size proposed for low density residential development,
- (iv) references to the proposed 'E4' zone should be removed or, alternatively, the location of the proposed zone is to be shown on the proposed zoning map;
- (v) inconsistencies are to be removed,
- (vi) the application of section 117 Direction 5.8 Second Sydney Airport : Badgerys Creek is to be acknowledged and addressed,
- (vii) consideration is to be given to the various general and specific planning matters and related recommended strategies under SREP 20 - Hawkesbury-Nepean River (No. 2—1997),
- (viii) it is to comply with the prescribed format for planning proposals under 'A guide to preparing planning proposals',
- (ix) Amend the proposal to address the potential land use conflict between proposed residential and industrial land

6. Council is to undertake the following additional studies :

- Odour
- Peer review of the Economic Impact Assessment

7. The Director General approves the inconsistency with section 117 Business Zones as the proposal is supported by an economic impact assessment and section 117 Direction 1.2 - Rural zones.

8. Council is to consult with

- the Department of Trade & Investment - Mineral Resources & Energy (Minerals & Petroleum) and subsequently demonstrate consistency with section 117 Direction 1.3 Mining, Petroleum Production and Extractive Industries; and
- the Commissioner of the NSW Rural Fire Service and subsequently demonstrate consistency with section 117 Direction 4.4 Planning for Bushfire Protection; and
- the relevant Government agencies seeking view on whether there is a need for contributions for designated State public infrastructure arising from the proposal. These comments should be forwarded to the Department and the proposal amended to incorporate those comments and model clauses 6.1 -6.4 for new release areas.

9. Council is to:

- consider extending the proposed E2 Environmental Conservation Zone or identifying land on the Natural Resources - Biodiversity Map,
- consult with the Office of Environment & Heritage, Hawkesbury-Nepean Catchment Management Authority and the Office of Water,
- subsequently demonstrate consistency with the Direction 2.1 - environmental protection zones,
- ensure that, following the outcome of the flora and fauna study, any potential koala habitat or core koala habitat is zoned for environmental protection purposes;

10. Council is to demonstrate consistency with section 117 Direction 2.3 Heritage Conservation after conducting relevant heritage studies;

Supporting Reasons :

The proposal will provide additional housing, employment and retail services in a generally appropriate location.

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Signature:



Printed Name:

STEPHEN GARDINER

Date:

18/4/13