

**Eltons and Taylors Roads, Silverdale**

Proposal Title : **Eltons and Taylors Roads, Silverdale**

Proposal Summary : **To rezone land in Eltons and Taylors Roads, Silverdale, from rural (i.e. Zone RU2 Rural Landscape) to residential (i.e. Zone R2 Low Density Residential and Zone R5 Large Lot Residential) and environmental conservation (i.e. Zone E2 Environmental Conservation).**

PP Number : **PP\_2012\_WOLLY\_010\_00**      Dop File No : **13/01073**

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Not Recommended**

- S.117 directions :
- 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**
  - 5.2 Sydney Drinking Water Catchments**
  - 5.8 Second Sydney Airport: Badgerys Creek**
  - 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **The Proposal should not proceed at this stage for the following reasons:**

- 1. The Proposal has not been prepared within the framework of a master plan for the Silverdale and Warragamba areas, which should follow the revision of the Wollondilly Growth Management Strategy and give particular consideration to infrastructure planning,**
- 2. The Proposal pre-empts the current rezoning consideration of adjoining land (i.e. the Silverdale and St Heliers Road site) under the Gateway process and the Bushrangers Creek site under the Government's Potential Homesites Program,**
- 3. Council has not demonstrated whether the amended Proposal is feasible, particularly given the need for a reticulated sewerage scheme to service the subject land, or factored in the apparent range of constraints,**
- 4. Council has not demonstrated that the land owners are capable of delivering housing in an orderly and economic manner, and**
- 5. There is a lack of demand for housing in the Silverdale and Warragamba areas and an excess of land zoned for residential purposes.**
- 6. The Proposal (i.e. Parts 1-3) is inconsistent with the Guide to Preparing Planning Proposals (October 2012), and**
- 7. The Proposal has inadequately addressed s.17 Directions and other legislative documents as referred to in this report.**

**In view of the above, it is recommended that the Proposal should be declined and that Council should be required to satisfactorily address the abovementioned matters before future consideration will be given to a planning proposal. Council should also be required to ensure that any future planning proposal is amended to reflect the Council resolution and the proper format for planning proposals.**

**Eltons and Taylors Roads, Silverdale**

Supporting Reasons : **As above.**

**Panel Recommendation**

Recommendation Date : **07-Feb-2013**

Gateway Recommendation : **Rejected**

Panel Recommendation : **The planning proposal should not proceed for the following reasons:**

- 1. The planning proposal is not supported by the current Wollondilly Growth Management Strategy and pre-empts the outcomes of the update to this Strategy, currently being undertaken by Council. Council should await the outcomes of this strategic work, prior to considering housing growth on the subject site.**

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

*Neil McGavin*

Date: \_\_\_\_\_

*8.4.13.*