

PE3

Master Planning the Silverdale & Warragamba Area

19DSMI / 249JSEL

TRIM 6932

APPLICANT: Various – See Background Section

OWNER: Numerous

REPORT

EXECUTIVE SUMMARY

- There have been a number of planning proposals submitted in the Silverdale area. These are at various stages as detailed in the background section of this report.
- Additionally the Bushrangers Creek site was nominated as part of the State Government's Review of Potential Homesites Program. The proponents of this development have written to Council requesting that a master plan be prepared for Silverdale.
- At its meeting of 20 February 2012 Council considered its response to the State Government's Potential Homesites Program. Council resolved in relation to Silverdale that land releases surrounding the town could be supported if a joint master planning process in partnership with the Department of Planning and Infrastructure is undertaken. The recommendation of this report is informed by that resolution.
- A detailed inspection of each of these sites was undertaken by Council staff in conjunction with representatives of the land owners and their consultants.
- Any master planning of Silverdale should also include Warragamba in recognition of the relationship between the two localities and to best plan for outcomes which benefit both.
- There have not been any disclosures of political donations made in regard to this application.
- This report recommends:
 1. That Council support the master planning of the Silverdale & Warragamba area and that all planning proposals received by Council in the Silverdale and Warragamba localities after March 2012 along with any future development of the 'Bushrangers Creek' site are informed by this master planning process (in a process similar to Wilton Junction).
 2. That a meeting should be held between Council staff, the State Member for Wollondilly and representatives of the 'North Silverdale Commercial, Industrial & Residential Lands' and the 'Eltons & Taylors Roads' planning proposals and the 'Bushrangers Creek' site to discuss and reach a memorandum of understanding on the master planning of the Silverdale & Warragamba area.

Planning & Economy

3. That the persons who made submissions on the above planning proposals be notified of Council's decision.
4. That the 'Warradale Road' and 'Silverdale and St Heliers Road' Planning Proposal continue in accordance with the previous Council resolutions and gateway determinations.

BACKGROUND

The following is a description of the status of the rezoned land, planning proposals and priority housing site around Silverdale:

Lion Safari Park

The Lion Safari Park site is located to the west of Silverdale and the South of Warragamba. The site was rezoned in 2007 to enable low density residential development of approximately 450 lots. There have not been any development applications submitted for the subdivision of this land. Developer Contributions are dealt with in a Voluntary Planning Agreement.

Warradale Road

This site is located to the north of Silverdale residential area between Warradale Road and Silverdale Road. Council has already supported the rezoning of this site and a gateway determination has been received which required the preparation of various specialist studies. This planning proposal is well advanced.

Silverdale & St Heliers Roads

This is a proposal for the rezoning of 2044 & 2054 Silverdale Road, Silverdale to part *R2 Low Density Residential* and part *E4 Environmental Living*. In early August the proposal received a positive Gateway determination from the DP&I. The proponent is now undertaking specialist studies.

North Silverdale Commercial, Industrial & Residential Lands

This is a proposal to rezone land north of the existing Silverdale urban area to part *B2 Local Centre*, part *IN2 Light Industrial*, part *R2 Low Density Residential*, part *R3 Medium Density Residential* and part *E2 Environmental Conservation*. Preliminary notification was undertaken in May 2012. Consideration of the planning proposal has been delayed until a decision is made on how best to manage the quantity of planning proposals in the Silverdale area. Council staff visited the site in early August as part of an inspection of all Silverdale planning proposals to inform the potential master planning of the area. There is a separate report on this proposal in the Agenda for the 19 November 2012 Council meeting.

Eltons & Taylors Roads

This is a proposal to rezone land bounded by Eltons and Taylors Roads, Silverdale for *R5 Large Lot Residential* purposes. The site adjoins the Silverdale & St Heliers Roads site which is directly to its north. Preliminary Notification was undertaken in April and May. As with the North Silverdale planning proposal consideration of this proposal was delayed until a decision is made on how best to manage the quantity of planning proposals in the Silverdale area.

Council staff visited the site in early August as part of an inspection of all Silverdale planning proposals, to inform potential master planning of the area. There is a separate report on this proposal in the Agenda for the 19 November 2012 Council meeting.

CONSULTATION

Consultation was undertaken with the consultants representing all of the sites identified in the background section of this report (with the exception of the Lion Safari Park as this rezoning is completed). Consultation was also undertaken with a number of the landowners.

RELEVANCE TO COMMUNITY STRATEGIC PLAN OUTCOMES

The appropriate co-ordination of future development within the Warragamba/Silverdale areas will assist in achieving the following Community Strategic Plan Outcomes:

Community

Wollondilly community is more engaged, more caring and more inclusive

Economy

An economic base which is broader, more competitive, more flexible and more resistant to cyclical swings

Employment generating industries that are more effective in strengthening Wollondilly's economy and more environmentally friendly

Environment

The Shire's natural environment is protected and conserved

The impact of existing and new development is minimised

The Wollondilly Community lives and works more sustainably

Infrastructure

Well managed infrastructure supports sustainable living

Governance

Stronger partnerships between all levels of government and the Wollondilly community facilitate the delivery of effective and accountable services

POLICIES & LEGISLATION

Environmental Planning and Assessment Act, 1979
Wollondilly Growth Management Strategy

RELEVANT CONSIDERATIONS

Consequences of a Fragmented Approach

A fragmented approach to planning in the Silverdale & Warragamba area could lead to ad hoc planning decisions being made which do not address the need for upgrades to infrastructure and the needs of the local community.

Employment Lands

The North Silverdale planning proposal provides for employment lands in the form of an expanded commercial centre. Whether this is the correct location for a larger Commercial Centre needs to be explored as part of a master planning process.

Any Master Plan should aim to achieve 1 job for each residential lot as a target to maximise local employment opportunities.

Infrastructure

The proposed rezonings in the Silverdale & Warragamba area will require the upgrade of existing infrastructure and the provision of new infrastructure including potential new access roads into the town and a potential new crossing of the Nepean River. Community infrastructure needs must be considered and properly catered for in the master plan.

Consequences of a Master Planned Approach

A master planned approach to the Silverdale & Warragamba would allow for infrastructure and community needs to be properly identified upfront and a phased approach to land release to be undertaken so as to avoid leap-frogging of development and dispersed land release.

Probity Plan

A probity plan will need to be prepared for the master planning of the area along the same lines as the Late Report to the 20 August 2012 Meeting of Council – ‘Probity Plan – Wilton Junction Master Plan

FINANCIAL IMPLICATIONS

Council has limited resources. Any costs associated with the preparation of a Master Plan, including specialist studies, must be borne by the landowners (as is the case for Wilton Junction).

CONCLUSION

Master planning of the Silverdale & Warragamba area is the optimum way forward for Council due to the number of planning proposals in the area and the need to have a co-ordinated approach to attracting employment opportunities and providing infrastructure.

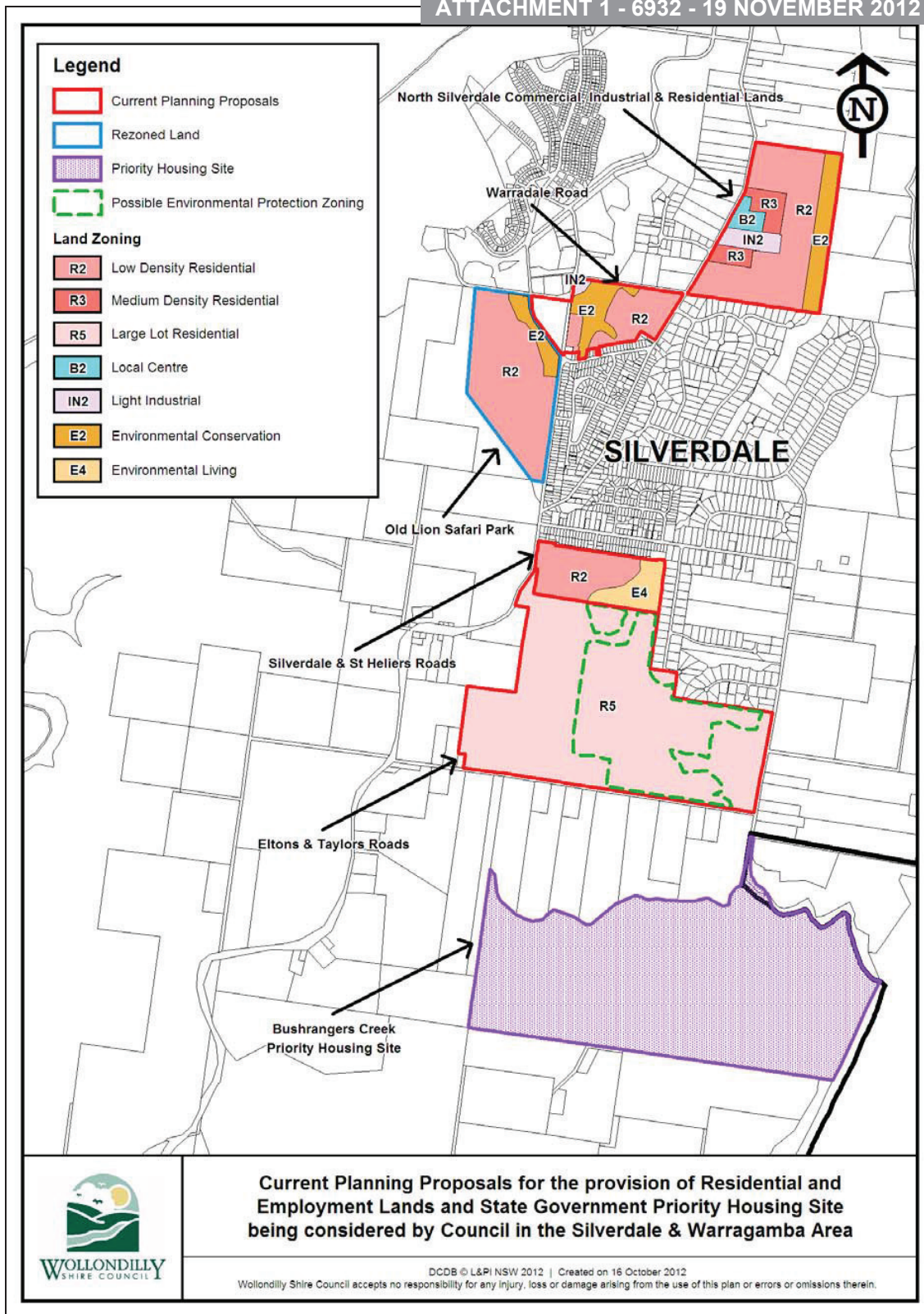
ATTACHMENTS

1. Map of Planning Proposals and Priority Housing Site in the Silverdale & Warragamba Area.

RECOMMENDATION

1. That Council support the master planning of the Silverdale & Warragamba area and that all planning proposals received by Council in the Silverdale and Warragamba localities after March 2012 along with any future development of the ‘Bushrangers Creek’ site are informed by this master planning process (in a process similar to Wilton Junction).

2. That a meeting should be held between Council staff, the State Member for Wollondilly and representatives of the 'North Silverdale Commercial, Industrial & Residential Lands' and the 'Eltons & Taylors Roads' planning proposals and the 'Bushrangers Creek' site to discuss and reach a memorandum of understanding on the master planning of the Silverdale & Warragamba area.
3. That the persons who made submissions on the above planning proposals be notified of Council's decision.
4. That the 'Warradale Road' and 'Silverdale and St Heliers Road' Planning Proposal continue in accordance with the previous Council resolutions and gateway determinations.



Planning & Economy