
Wollondilly Shire and Its Planning and Economy

PE4 **Draft Planning Proposal - Land Adjoining Oakdale Public School**
73SPER TRIM 6649

159/2012 **Resolved** on the motion of Crs Hannan and Landow:

1. That Council prepare a draft Planning Proposal for land adjoining Oakdale Public School being Lot 1 DP 835288 (No. 1550) Burragorang Road, Oakdale.
2. That the draft Planning Proposal seeks to change the Wollondilly Local Environmental Plan to:
 - change the zoning of the site to part Zone R2 Low Density Residential and part Zone R5 Large Lot Residential as shown in Attachment 3 to this report
 - change the Lot Size Map such that land in Zone R2 shall have a minimum lot size of 450 square metres and land in Zone R5 shall have a minimum lot size of 4,000 square metres
 - change the Height of Buildings maps to impose a 9 metre height limit for the entire site
 - inclusion of significant Endangered Ecological Communities and Habitat for Endangered Ecological Communities in the Natural Resources – Biodiversity Map.
3. That Council submit the draft Planning Proposal to the Minister for Planning and Infrastructure for a Gateway determination and include the following recommendations for consideration in the Gateway process:

Supporting specialist studies required:

- Stormwater Management Plan in accordance with standards and requirements identified by SCA
- Groundwater and surface water impact assessment in accordance with requirements specified by SCA
- On-site Wastewater Package Treatment Plant design details in accordance with standards specified by SCA
- Flora and Fauna Assessment (in accordance with requirements specified by the Office of Environment and Heritage (OEH) and addressing the Cumberland Plain Woodland Recovery Plan
- Aboriginal archaeological and cultural assessment in accordance with requirements specified by OEH

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- Transport and Movement in accordance with requirements specified by Council *which shall include, but not be limited to, the identification of all access points to future development which shall be located so as to minimise the impact on neighbouring dwellings and in particular on the dwellings to the West of the subject land.*
- Bush Fire Hazard Management Plan in accordance with requirements of NSW Rural Fire Service (RFS)
- Phase 1 Contamination Assessment
- Salinity Assessment.

Consultation required with the following agencies and departments:

- Sydney Catchment Authority
 - Sydney Water Corporation
 - Office of Environment and Heritage
 - NSW Rural Fire Service
 - Roads and Maritime Service.
4. That Community Engagement to take the form of a 28 day public exhibition of the draft Planning Proposal, supporting studies and other relevant documentation.
 5. That the proponent and those who made a written submission to the initial notification be informed in writing of this recommendation.

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

Vote: Crs M Banasik, Vernon, B Banasik, Landow, Hannan and Mitchell