

PE5

Draft Planning Proposal - Land Adjoining Oakdale Public School

73SPER

TRIM 6649

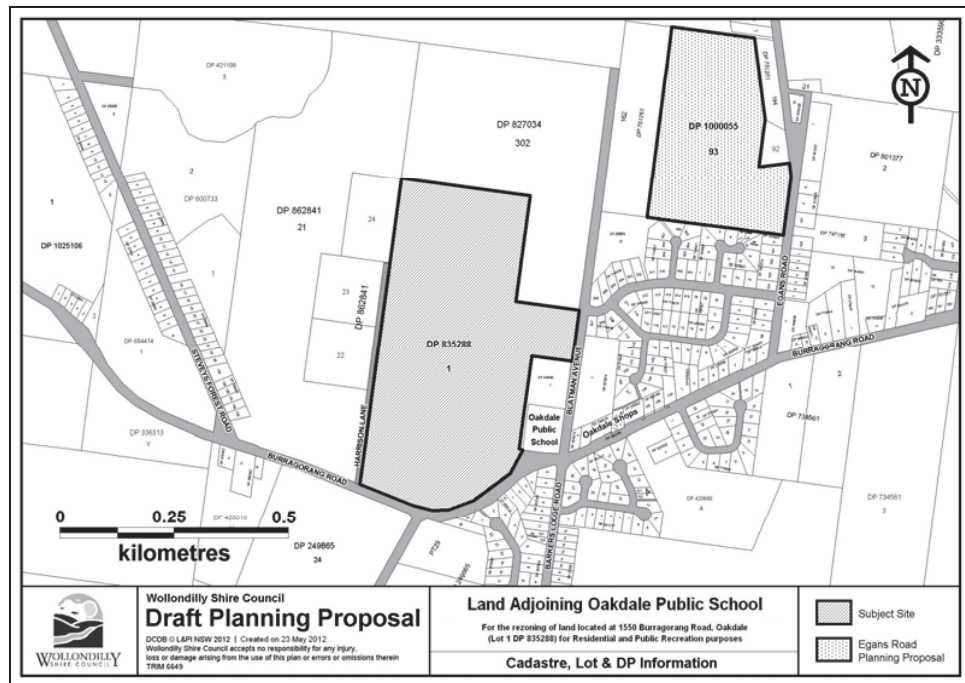
APPLICANT:

Siteplus Pty Limited

OWNER:

MacBeth Family Trust

Planning & Economy



REPORT

EXECUTIVE SUMMARY

- Siteplus has submitted a draft Planning Proposal for land adjoining Oakdale Public School being Lot 1 DP 835288 (No. 1550) Burragarang Road, Oakdale.
- The request seeks to change the zoning of the land from Zone RU1 Primary Production to part Zone R3 Medium Density Residential, part Zone RE1 Public Recreation and part Zone R5 Large Lot Residential.
- The request has been subject to initial notification with mixed responses.
- Sydney Catchment Authority (SCA) has been consulted and has provided informative feedback on land capability, lot sizes and stormwater management requirements.
- Sydney Water Corporation can not provide a definitive response at this time due to the need to reallocate funding and resources.

- There have not been any disclosures of political donations made in regard to this application.
- It is recommended that Council support the preparation of a draft Planning Proposal which is different from the request in that the zoning of the land be part Zone R2 Low Density Residential and part Zone R5 Large Lot Residential and land within the site be set aside for a self-contained package water and sewage treatment plant.
- It is also recommended that the draft Planning Proposal be referred to the Gateway process with recommendations for a list of specialist studies and proposed methods of consultation and community engagement as detailed in this report.

BACKGROUND

Description of the site and surrounds

The site is located on the northern side of Burragorang Road and west of the Oakdale Public School as shown in Figure 1.

The site currently features scattered remnant native vegetation throughout most of the site with the density and integrity of vegetation increasing towards the northern boundary. The vegetation on the site is identified as Shale Sandstone Transition Forest (SSTF) on the Office of Environment and Heritage Cumberland Plain Vegetation Mapping. SSTF is an Endangered Ecological Community. There is one dwelling on the site and the land has been used for low intensity cattle grazing.

Adjoining the site to the west, north and south west are rural properties. Residential properties are located to the east and south east of the site. Immediately adjacent to the western boundary and extending north from Burragorang Road is a right of carriageway servicing four rural residential allotments to the west of the site.

The Oakdale locality is within the drinking water catchment to Warragamba dam.

An aerial photo of the site is included in Attachment 1 to this report.

The site and the general locality of Oakdale are within the Warragamba Special Area Schedule 2 land being a buffer to the strictly protected Schedule 1 lands surrounding Warragamba Dam.

The Request for a Draft Planning Proposal

The request for a draft Planning Proposal was submitted to Council in a format prepared in accordance with 'A Guide to Preparing Planning Proposals' Department of Planning, 2009. The request makes preliminary comment on the following matters in relation to the site and its setting:

- project objectives and justification
- adopted plans and strategies
- infrastructure and services
- rural character
- water quality and quantity
- geotechnical issues
- bushfire hazard
- natural assets (flora, fauna and water)
- transport and access.

The request proposed that the LEP be amended for the subject site as follows:

- change the Land Zoning Map (Ref. LZN_007B) to change the zoning of the land from Zone RU1 Primary Production to part Zone R3 Medium Density Residential, part Zone RE1 Public Recreation and part Zone R5 Large Lot Residential;
- change the Height of Buildings Map (Ref. HOB_007B) to introduce a building height limit of 9 metres for that portion of the site to be zoned residential (currently there is no height limit)

Change the Minimum Lot Size Map (Ref. LSZ_007B) to change the minimum lot size from 20 hectares to 700 square metres for land proposed to be Zone R3 Medium Density Residential and 4,000 square metres for land proposed to be in Zone R5 Large Lot Residential.

The request also proposed a subdivision layout to create within the land to be in Zone R3 Medium Density Residential:

- a large residue lot to contain the existing dwelling (approximately 12,400 square metres)
- a large lot for a potential child care centre adjoining the Public school (approximately 3,400 square metres)
- a large lot for a potential Seniors Housing development fronting Burraborang Road (approximately 9,600 square metres).
- larger lots on corner sites to potentially accommodate dual occupancy developments.

A concept plan showing the zoning and as prepared by the proponent is included in Attachment 2.

CONSULTATION

Sydney Catchment Authority (SCA)

SCA was consulted in accordance with the requirements of Direction 5.2 Sydney Drinking Water Catchment specified in Section 117 to the *Environmental Planning and Assessment Act, 1979* (EP&A Act, 1979).

SCA provided informative comment on the land capability noting that:

- any development proposal must demonstrate a Neutral or Beneficial Effect (NorBE),
- the capacity of the site shall be subject to an investigation of soil suitability for on-site effluent disposal and the potential impacts of on-site disposal on the SSTF vegetation and habitat
- stormwater quality modelling is required with specific modelling parameters recommended
- preliminary advice based on Strategic Land and Water Capability Assessments is that reticulated sewer is essential to support redevelopment of lots any smaller than 4,000 square metres.

Further consultation with SCA is recommended should Council support the preparation of a draft Planning Proposal and forwarding to the Gateway.

Sydney Water Corporation

Letters were sent seeking advice from Sydney Water on whether the site is to be serviced by reticulated sewer. The site is currently outside the mapped service area boundary for the West Camden Sewage Treatment Plant (STP) and a modification of development consent for the STP is required before Sydney Water can potentially provide services. This requires significant allocation of resources and funding by Sydney Water and a definitive response can not be provided at this time.

We will continue to seek confirmation from Sydney Water regarding this matter but in the meantime a draft Planning Proposal must require the provision of an on-site, self-contained package treatment plant if the site is to support lot sizes less than 4,000 square metres.

The matter of availability of reticulated sewer can be highlighted in the request to the Gateway process so that Sydney Water may be required to give a response to the Minister for Planning and Infrastructure or his delegate at that time.

Initial Notification

Initial notification resulted in six (6) written responses which are summarised in Table 1 below.

Table 1 – Summary of submissions received in response to initial notification

Issues Raised which are relevant to the assessment of the application
• Support
• Neutral • Request additional information
• Neutral • Request additional information
• Objection • Prefer rural community and character • Increased population with inadequate infrastructure and services • Protect water catchment
• Objection • Medium density will change demographic • Medium density will change rural nature • Insufficient infrastructure and services (including emergency services and health services) • Additional traffic near school • Harrison Lane is a private carriageway and can not be used for the development site • Proposed seniors housing lacks public transport and facilities • Lack of community support services • No pre-school, child care centre or kindergarten • Limited public recreation • Expansion of Oakdale Commercial area unlikely
• Objection • Too many dwellings and smaller dwellings not compatible with rural character • Increase in traffic – school car park already very busy and reduces safety for children walking and riding bikes • Inadequate services, facilities and public transport for additional dwellings and seniors housing • Potential for polluted runoff into water catchment lands • Harrison Lane a private road • Additional driveway crossings to Burraborang Road would be dangerous for traffic • Not concerned at current lack of existing services, facilities and commercial premises

None of the matters raised in submissions warrant the refusal of the request at this time. Comments on the issues raised are included in the section of this report titled 'Relevant Considerations'.

Relevant Managers and Specialist staff within Council

A copy of the request for a draft Planning Proposal was circulated to relevant specialist staff within Council being:

- Manager Community Services
- Manager Infrastructure Planning
- Manager Environmental Services
- Manager Development Services
- Manager Facilities & Recreation
- Development Engineer
- Traffic Engineer
- Design Engineer

No issues were identified which would warrant the refusal of the request at this time. Matters relating to land proposed to be in Zone RE1 Public Recreation are discussed in the section of this report titled 'Relevant Considerations'.

RELEVANCE TO COMMUNITY STRATEGIC PLAN OUTCOMES

Environment

- A community that is surrounded by a built and natural environment that is valued and preserved
- A community that has opportunities to engage with and actively care about their natural environment

The significance of the natural assets within the site shall be determined by specialist studies and, if appropriate, management strategies can be recommended for the restoration and future protection of natural resources features. Remnant vegetation and the natural drainage system are likely to be recommended for retention, protection and enhancement with any future development of the site.

Economy

- A community that has access to employment and is supported through strong and diverse economic activity
- A community that is supported through appropriate, sustainable land use

The development of the site can be expected to add to the local resident population and potentially increase the amount of local spending in the nearby commercial centres of Oakdale and The Oaks. Local employment created by the proposal would be limited to short term construction contracts.

Infrastructure

- A community that has access to a range of viable transport options
- Communities that are supported by safe, maintained and effective infrastructure

Oakdale is currently serviced by buses. The proposal is unlikely to change the frequency or capacity of existing bus services. Should the development proceed, shared pathways will be required to integrate the site with the adjoining Public school and the nearby commercial land in Oakdale to provide safe and convenient movement of pedestrians and cyclists.

Community

- A resilient community that has access to a range of activities, services and facilities
- An engaged, connected and supported community that values and celebrates diversity

The proposal has the potential to create a variety of lot sizes generally consistent with the variety of lots in the locality. The development is not of a scale that would be expected to change the diversity of the community nor the range of activities, services and facilities currently available in the locality.

Governance

- A community that is supported through engagement, collaboration and partnerships across government agencies and private business
- A transparent, effective and sustainable Council

The community engagement process recommended for the draft Planning Proposal (should Council support the project) is a 28 day public exhibition of the draft Planning Proposal and supporting specialist studies. A local community meeting is considered unnecessary given the few responses received.

POLICIES & LEGISLATION

- *Environmental Planning and Assessment Act, 1979*
- *Environmental Planning and Assessment Regulation, 2000*
- *Standard Instrument (Local Environmental Plan) Order*

RELEVANT CONSIDERATIONS

1. Zone R3 Medium Density Residential

The request for a draft Planning Proposal includes changing the zoning of part of the site to Zone R3 Medium Density Residential. The objectives for this zone as listed in WLEP 2011 are:

- To provide for the housing needs of the community within a medium density residential environment
- To provide a variety of housing types within a medium density residential environment
- To enable other land uses that provide facilities and services to meet the day to day needs of residents
- To encourage the provision of affordable housing

In comparison, the existing residential land within Oakdale is in Zone R2 Low Density Residential for which the objectives are:

- To provide for the housing needs of the community within a low density residential environment
- To enable other land uses that provide for facilities and services to meet the day to day needs of residents

The differences between the land use tables for each zone show that the following land uses are permissible with consent in Zone R3 but not Zone R2:

- attached dwellings
- group homes and hostels
- multi-dwelling housing
- residential flat buildings
- serviced apartments.

The minimum lot size for land in Zone R3 is 975 square metres which reflects the intention for amalgamation of land to achieve medium density development sites capable of supporting multi dwelling housing, attached dwellings and residential flat buildings.

The minimum lot size in Zone R2 ranges from 975 square metres for unsewered land to 250 square metres in the Bingara Gorge Estate at Wilton.

There are existing areas of Zone R3 Medium Density Residential area those adjoining the commercial centres of The Oaks, Picton, Tahmoor, Thirlmere and Bargo. The criteria used to select areas for Zone R3 Medium Density Residential with the implementation of the Standard Instrument LEP are listed in the Medium Density Review by Rohan Dickson and Associates (RDA) for Council as:

- Proximity to existing retail areas and public transportation, prioritising the zoning of appropriate sites within distances of no more than approximately 400 metres from these amenities to encourage more pedestrian-friendly urban design.
- The existing character and built heritage of areas and the impact of our recommendations on these community assets.
- The proposed future character of each community
- Current zoning constraints, including areas that are ill-suited for medium density residential development and zones that cannot currently be changed.
- Environmental constraints, including areas prone to flooding.

Based on these criteria, RDA did not recommend medium density residential land in the Oakdale locality.

It is considered more compatible with the existing potential constraints of the site and the character of the Oakdale locality that Council support that area of the site requested as Zone R3 Medium Density to be Zone R2 Low Density Residential. A map of the recommended zoning is included in Attachment 3.

2. Essential Services – Reticulated Sewer

Reticulated sewer provided either by Sydney Water Corporation or by way of an on-site package treatment plant is essential to support the potential development of the land for lots of a rural-residential and / or residential scale.

Council can support the request and prepare a Draft Planning Proposal only if either (i) Sydney Water Corporation confirm reticulated sewer services can be provided to future residential allotments, or (ii) provisions are made for an on-site package sewage treatment plant within the site. Under either option, other constraints are required to be investigated to ensure that the future lot sizes shall be compatible with the requirements for having a Neutral or Beneficial Effect (NorBE) and no significant detrimental impact to the SSTF and habitat for SSTF within the site.

3. Public Recreation Space and Stormwater Management

The request proposes part of the site to become Zone RE1 Public Recreation which would require the dedication of this land to Council. The request states that the land proposed to be within Zone RE1 is likely to contain a stormwater management system, a natural drainage line, a proposed public road and an access path for pedestrians and cyclists through the site to Blattman Avenue and the Oakdale Public School.

Council has not identified a need for this form of public open space in this locality and Council is not supportive of taking care, control and ownership of a stormwater management system servicing new private allotments particularly when that stormwater management system is likely to be of a high standard and cost for operation and maintenance given the sensitivity of the site within the catchment. Public access can be achieved without the need to dedicate the land to Council or rezoning to Zone RE1 Public Recreation.

Council can support the request subject to the land that may be required for stormwater management being included in private land. It is also recommended that the land required for stormwater management be included in the minimum number of future private allotments to ensure consistency of management and maintenance. Therefore this land should be included in Zone R5 Large Lot Residential.

To achieve public access for pedestrians and cyclists through the site to Blattman Avenue and Oakdale school, Council can require the provision of a shared pathway within the public road reserve. The location of roads and shared pathways shall be subject to further investigation as the draft Planning Proposal proceeds.

4. Growth Management Strategy

The site is indicated in the Structure Plan for Oakdale as potentially accommodating residential growth.

Table 2 summarises the Key Policy Directions of the Growth Management Strategy that are relevant to the assessment of the request for a draft Planning Proposal. Comments as to how the Policy Directions relate to the request are also included in the table.

Table 2 – Comments on Key Policy Directions of the GMS as they relate to the request for a draft Planning Proposal

Key Policy Direction	Comment
General Policies	
P1 All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	The proposal, as noted throughout this table, satisfies this Key Policy Directions to the extent that can be determined at this time.
P2 All land use proposals need to be compatible with the concept and vision of "Rural Living" (defined in Chapter 2 of the GMS)	For those elements which can be determined at this time, the Planning Proposal has the potential to be reasonably consistent with the elements of 'rural living' (see Table 3 below).
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	Initial notification indicates three (3) objections. The issues raised that are relevant to the request are examined in Section 5 below. Further engagement is required with public exhibition of specialist studies and relevant issues shall be further examined
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	The request does not mention personal financial circumstances of the land owner(s).
P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.).	The scale of the request is considered to be compatible with, and proportional to, the scale and character of the Oakdale locality subject to Council supporting a change to the request to replace Zone R3 Medium Density with Zone R2 Low Density Residential.
Housing Policies	
P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	The GMS identifies the need for growth and expansion of Oakdale in proportion to the scale of the existing village and its facilities and services.
P8 Council will support the delivery of a mix of housing types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing	There is potential to create opportunities for a variety of housing types from small lots and dual occupancies to large residential lots. Seniors housing may also be permitted with consent subject to compliance with the provisions of State Environmental Planning Policy (Seniors Housing)

Report of Wollondilly Shire and its Planning and Economy to the Ordinary Meeting of Council held on Monday 18 June 2012

Key Policy Direction	Comment
<i>needs of its different community members and household types.</i>	2004
P9 <i>Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the "rural fringe").</i>	Dwelling densities are likely to be determined by the capability of the land to be serviced by reticulated sewer and / or on-site wastewater disposal, the protection of SSTF and habitat for SSTF and the management of stormwater
P10 <i>Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.</i>	The site adjoins the existing urban edge of Oakdale.
Macarthur South Policies	
Key Policy Directions P11, P12, P13 and P14 are not applicable to this Planning Proposal. The subject land is not with the Macarthur South area	Not applicable
Employment Policies	
P15 <i>Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes</i>	The future development of the site may create short term construction contracts but does not directly provide long term direct employment.
P16 <i>Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.</i>	The proposal does not include Employment Lands.
Integrating Growth and Infrastructure	
P17 <i>Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.</i>	The capacity and practicality of infrastructure and services is to be investigated with specialist studies and the Gateway process.
P18 <i>Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.</i>	Provision of services and infrastructure can potentially be provided through efficient extension of existing installations subject to agreement from service providers. With the potential to accommodate approximately 200 new residents there may be an increased patronage of local businesses and improved local market for new services and facilities

Key Policy Direction	Comment
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The site complies
P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.	The site complies
Rural and Resource Lands	
P21 Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.	Specialist studies are required to determine the significance and management requirements for the natural assets of the site. Development shall only be supported if it can be demonstrated that future changes are compatible with the natural assets within the site and the level of protection required for the Warragamba catchment
P22 Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining where possible practicable, existing dwelling and subdivision entitlements in rural areas.	Not applicable.

Rural Living Criteria

Table 3 – Comments on Features of Rural Living in relation to the request for a draft Planning Proposal

Characteristic of Rural Living	Comment in relation to request for draft Planning Proposal
1. Rural setting and character The rural setting is obvious, with farmland and natural areas located between separate towns and villages connected by rural-type roads	The site currently contributes to the rural setting of Oakdale. Future development of the site will mean that the rural setting may be provided by adjoining land further from the village centre. Large residential lots are proposed for part of the rural-urban interface of the site. Particular urban design elements will be required to integrate that part of the site proposed as Zone R2 Low Density Residential with adjoining rural land to the west.
2. Viable agriculture Agriculture and associated industries continue to be a productive, sustainable and visible part of our economy, our	Agricultural uses on surrounding and neighbouring land will need to be provided with appropriate buffers to protect the right to farm

Report of Wollondilly Shire and its Planning and Economy to the Ordinary Meeting of Council held on Monday 18 June 2012

Characteristic of Rural Living	Comment in relation to request for draft Planning Proposal
community and our landscape	
3. Lifestyle Residents experience and value living within a rural setting irrespective of where and how they live – ie,. Whether or not they live in a town, a village, on a rural-residential holding or on a farm for example	Can not be determined at this time but can be encouraged by giving appropriate design treatments to the perimeter of the site to ensure integration between new urban and existing rural land
4. Community Spirit Community spirit and involvement thrive in the towns and villages with separate but interrelated identities	Can not be determined but can be encouraged by providing shared pathways linking the site to Oakdale village and school to increase opportunities for social and leisure interactions between new residents and the existing Oakdale community
5. Environment and heritage The Shire's natural and man-made settings have environmental and cultural heritage significance for our communities – these elements include its waterways and catchments, natural areas, aboriginal heritage, agricultural landscapes, rural heritage and its towns and villages	The significance of natural and cultural assets can be investigated with specialist studies and recommendations made accordingly.
6. Towns and Villages Separate towns and villages (and particularly their centres) are focal points which provide opportunities – working, shopping, business, leisure, civic events, community facilities, education and social interactions	Oakdale village has a limited variety of services and facilities and growth is to be proportional to those limitations in conjunction with environmental limitations
7. Buildings and development New development aims to be sympathetic to the existing form and traditional character of our built environment which is an integral part of our townscapes, rural landscapes and cultural heritage	The scale and density of new development is expected to be potentially compatible with the existing form and character of Oakdale provided that the land is considered for Zones R2 and R5, that remnant vegetation is retained and protected, that natural drainage is managed and enhanced and that suitable design elements are implemented at the rural-urban interface
8. Roads and Transport Residents understand the factors which contribute to the Shire's overall high car-dependence but nevertheless seek opportunities to reduce car reliance and to use alternative modes of transport	Traffic and Transport studies shall be required to make recommendations on accommodating new households which shall be highly car dependent but to also make recommendations to maximise opportunities for movement by modes other than private cars.
9. Infrastructure and services Residents understand that despite the benefits of rural living, it can also mean having to deal with lower levels of services and infrastructure	Reticulated sewer services, potable water and electricity services are essential for a change to residential zoning. Capacity for servicing will need to be determined before rezoning can occur. The close proximity to the Public school is an advantage for potential future residents. Limited services and facilities in Oakdale may remain

Characteristic of Rural Living	Comment in relation to request for draft Planning Proposal
	unchanged with the proposed development. However, with the potential to accommodate approximately 200 new residents there may be an increased patronage of local businesses and attraction for new services and facilities

5. Issues raised in response to Initial Notification

The issues raised in submissions which are relevant to the assessment of the request are summarised below. Each issue is followed by comments in relation to the request for a draft Planning Proposal to the extent that can be determined at this early stage of the process.

5.1 Rural / existing character

As discussed in Section 1 'Zone R3 Medium Density Residential' it is recommended that, should Council support the preparation of a Draft Planning Proposal for the site, Zone R3 Medium Density Residential not be applied to the site. Instead it is recommended that a draft Planning Proposal investigate the potential for accommodating Zone R2 Low Density Residential and Zone R5 Large Lot Residential within the site subject to determining the limitations of the site as described throughout this report.

Ensuring that any future development of the site is compatible with existing and surrounding land uses is a high priority for this project.

5.2 Protect water catchment

As stated above and throughout this report, the future scale and nature of development shall be largely determined by the methods for stormwater and wastewater management to the standards required for Schedule 2 lands. These parameters shall be defined by SCA and SCA must be satisfied that future development can comply with these standards before any development can be supported.

5.3 Lack of Infrastructure, Services, Public Transport

Potable water, reticulated sewer and electricity are essential and must be available before future residential development can be supported on the site. The capacity and availability of these essential services will be determined before Council makes a final recommendation to the Minister.

The limited services and facilities in Oakdale village including public transport are acknowledged but are not critical to supporting future residential development. There is some (unreliable) potential for an approximate 10% increase in the local population to attract more services and facilities to Oakdale.

5.4 Increased traffic and reduced safety

The privately owned right of carriageway adjacent to the western boundary of the site can not be used for vehicular access for the site.

A detailed Traffic and Movement study is recommended to investigate potential impacts of future development. It is acknowledged that new households will be highly car dependent but the study will be expected to make recommendations to maximise opportunities for movement by modes other than private cars and to protect and, where possible, improve safety for existing traffic, cyclists and pedestrians.

FINANCIAL IMPLICATIONS

Application fees have been paid for this request and payments in accordance with Council's Fees and Charges are expected to cover the administrative costs and costs of staff resources in dealing with the draft Planning Proposal.

This matter has no financial impact on Council's adopted budget or forward estimates.

CONCLUSION

1. Draft Planning Proposal

The request for a draft Planning Proposal should not be supported in the form submitted by the proponent.

The site has potential for further investigation to accommodate new residential lots subject to the provision of:

- potable water
- reticulated sewer services
- electricity
- stormwater management and onsite wastewater management compliant with the standards set by SCA.

It is recommended that Council support the preparation of a draft Planning Proposal for the site which investigates the potential for amending WLEP 2011 to:

- change the zoning of the site from Zone RU1 Primary Production to part Zone R5 Large Lot Residential and part Zone R2 Low Density Residential;
- change the minimum lot size to 4,000 square metres for land within Zone R5 and 450 square metres for land within Zone R2;
- change the Height of Buildings Map to introduce a height limit of 9 metres throughout the site;
- identification of any SSTF or habitat for SSTF of significance on the Natural Resources – Biodiversity Map.

2. Recommended Specialist Studies

The following specialist studies are recommended to be undertaken to investigate the capacity of the site for accommodating future development as anticipated by the abovementioned changes to WLEP, 2011:

- 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
- Transport and Movement in accordance with requirements specified by Council
- Bush fire hazard management plan in accordance with requirements of NSW Rural Fire Service (RFS)
- Phase 1 Contamination Assessment
- Salinity Assessment

3. Recommended Consultations

Consultation with the following government agencies and departments is considered necessary:

- SCA
- Sydney Water Corporation
- OEH
- NSW RFS
- RMS

The Gateway process may recommend additional consultation requirements.

4. Recommended Community Engagement

Community engagement considered appropriate for the draft Planning Proposal is a 28-day public exhibition period during which time:

- notification letters shall be sent to owners of land adjoining or in close proximity to the site;
- a notice shall be placed in a local newspaper providing details of the public exhibition period and process;
- the draft Planning Proposal, supporting studies and other relevant documentation shall be available for viewing on Council's web site, at Council's Administration Building and (subject to the agreement of the proprietor) at The Dome mixed business premises, Burrangor Road.

The Gateway may determine additional or alternative requirements for community engagement.

ATTACHMENTS

1. Annotated aerial photo of the subject site.
2. Draft layout of future land zoning changes as requested by the proponent.
3. Draft layout of future land zoning changes as recommended in this report.

RECOMMENDATION

1. That Council prepare a draft Planning Proposal for land adjoining Oakdale Public School being Lot 1 DP 835288 (No. 1550) Burraborang Road, Oakdale.
2. That the draft Planning Proposal seek 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
- Transport and Movement in accordance with requirements specified by Council

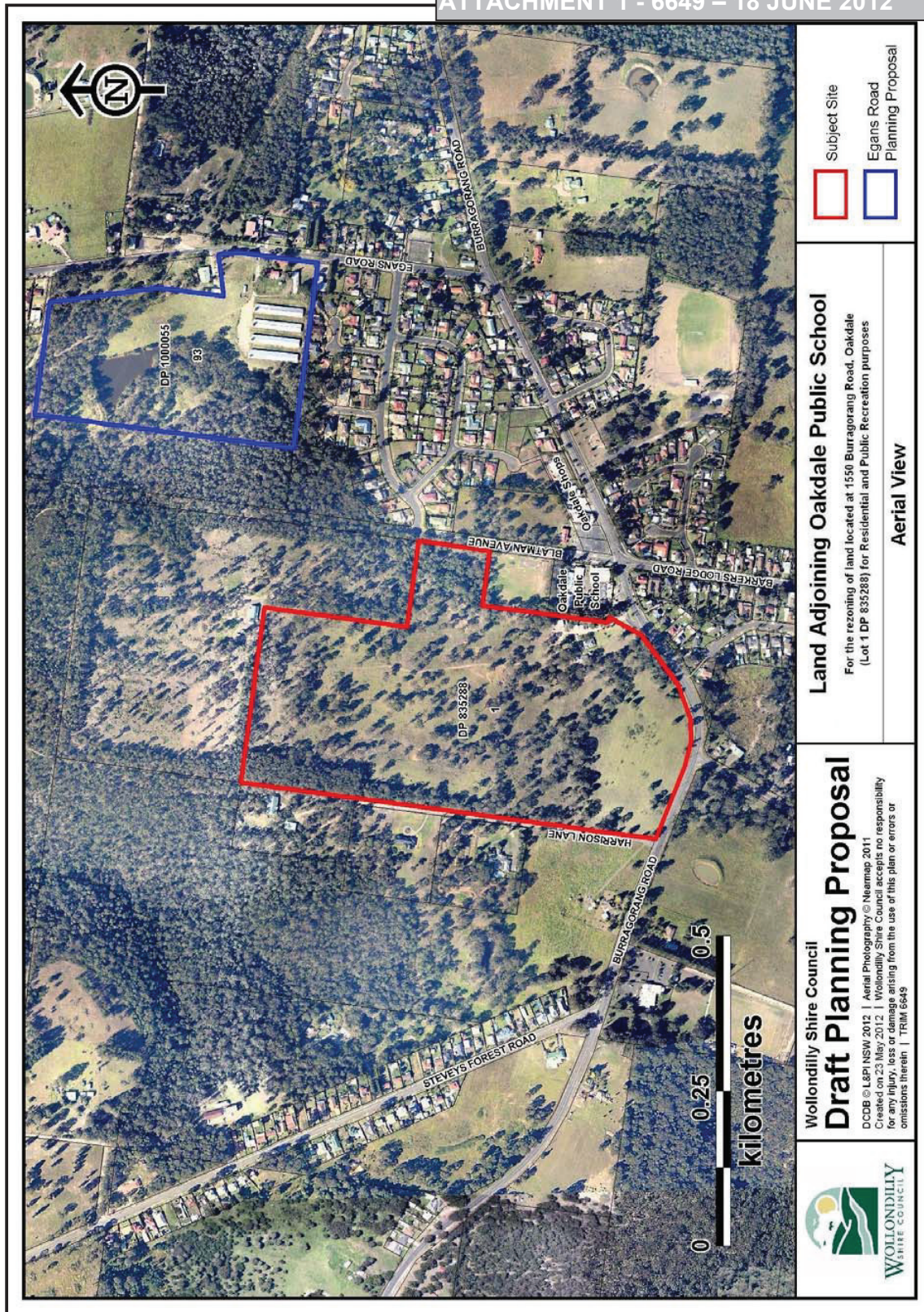
- Bush fire hazard management plan in accordance with requirements of NSW Rural Fire Service (RFS)
- Phase 1 Contamination Assessment
- Salinity Assessment.

Consultation required with the following agencies and departments:

- SCA
- Sydney Water Corporation
- OEH
- NSW RFS
- RMS.

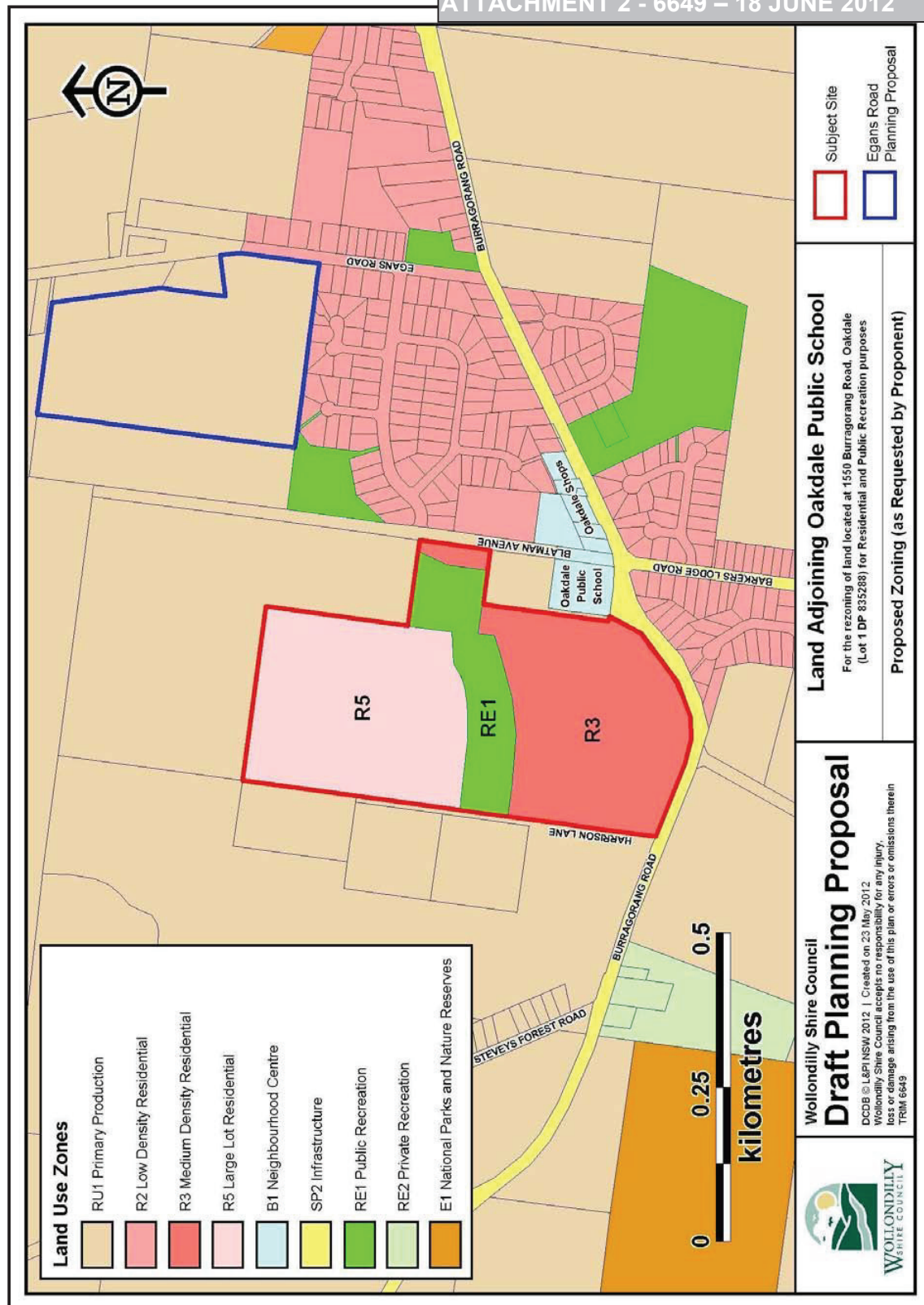
4. That Community Engagement to take the form of a 28 day public exhibition of the draft Planning Proposal, supporting studies and other relevant documentation.
5. That the proponent and those who made a written submission to the initial notification be informed in writing of this recommendation.

ATTACHMENT 1 - 6649 – 18 JUNE 2012



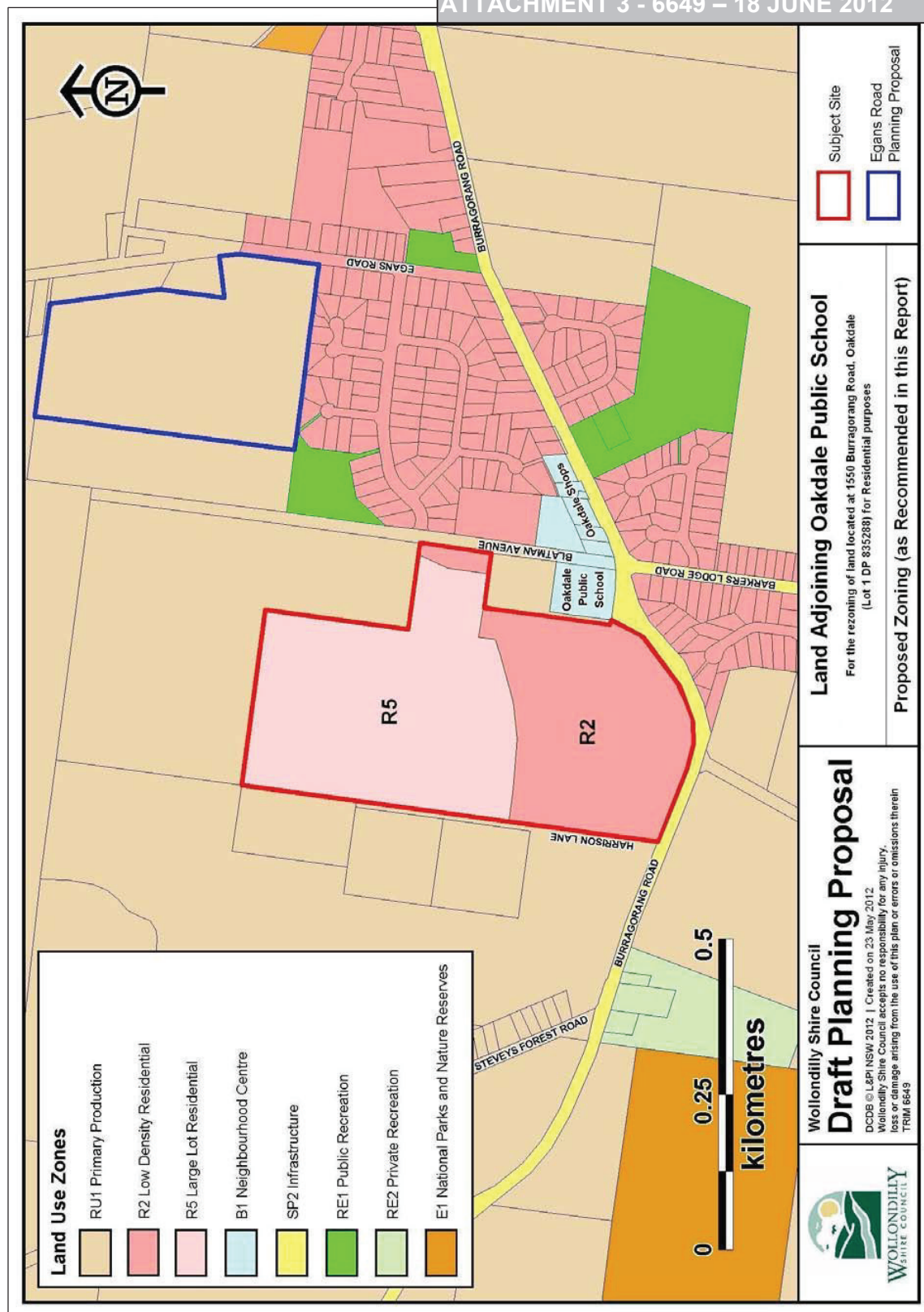
Planning & Economy

ATTACHMENT 2 - 6649 – 18 JUNE 2012



Planning & Economy

ATTACHMENT 3 - 6649 – 18 JUNE 2012



Planning & Economy