

WRESERBY & ANIMAL SIKETER (2)

EXISTING  
THISS WASTE TRANSFER STATION  
(?)



# WONGA ROAD PRECINCT – CONSIDERATIONS RE POSSIBLE FUTURE DEVELOPMENTS

v2, for Executive Meeting 21 Oct 10

| # | Land & Owner                                                                  | Area       | Zoning                                                                                                                                           | Classification                                                                                              | Use                                                                                                                                                                                                                                                             | Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---|-------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Lot 68 DP 3007 – WSC<br>Plus<br>42/246487, 9/590597,<br>3/559222,<br>6/574093 | 8.50<br>ha | <u>Now:</u><br>6(a) Open Space "A"<br>(Recreation)<br><br><u>Proposed:</u><br>In DWLEP 2009:<br>RE1 Public Recreation                            | <u>Now:</u><br>Community<br><br><u>Proposed:</u><br>Mostly<br>Community and<br>southern part<br>Operational | <u>Now:</u><br>Open Space but mainly<br>inaccessible due to<br>vegetation and mounds of<br>uncontrolled fill<br><br><u>Proposed:</u><br>Majority Public Recreation,<br>Southern area for Access,<br>maneuvering and parking<br>for WSC Depot and High<br>School | <ul style="list-style-type: none"> <li>Northern parts previously used as landfill, Picton Sewerage Scheme (PSS) contractors dump and effluent disposal (sanitary depot)</li> <li>Investigations and remediation needed before can be used for sporting fields</li> <li>Area includes proposed environmental conservation zone</li> <li>Proximity to Wollondilly Leisure Centre</li> <li>Residences to the west</li> <li>Depot permissible with consent in RE1 zone with DWLEP 2009</li> </ul> |
| 2 | Lot 1 DP 1118401 – WSC<br>(ie part of Lot 67 DP 3007)                         | 5.11<br>ha | <u>Now:</u><br>part 5(a) Special<br>Uses "A" – Sanitary<br>Purposes, part 6(a)<br><br><u>Proposed:</u><br>In DWLEP 2009:<br>IN2 Light Industrial | <u>Now:</u><br>part<br>Operational,<br>part Community<br><br><u>Proposed:</u><br>Operational                | <u>Now:</u><br>Nursery & Animal Shelter<br><br><u>Proposed:</u><br>Courtil Works Depot,<br>Nursery & Animal Shelter,<br>Access, maneuvering and<br>parking for plant,<br>equipment, vehicles                                                                    | <ul style="list-style-type: none"> <li>Depot prohibited on Community Land, so need reclassification to Operational</li> <li>Boundary adjustment needed</li> <li>Depot prohibited in 6(a) zone. OK in proposed WLEP 2009 IN2</li> <li>Parts ex PSS dump &amp; sani depot</li> <li>Investigations and remediation needed</li> <li>Area includes proposed environmental conservation zone</li> <li>Some upgrading of intersection Remembrance/Wonga may be required for depot</li> </ul>         |

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|---|--------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Lot 1 DP 1118401 – WSC lease to Thiess (ie part of Lot 67 DP 3007) | 1.67 ha  | <p><u>Now:</u> 5(a) Special Uses</p> <p><u>Proposed:</u> In DWLEP 2009: IN2 Light Industrial,</p> | <p><u>Now:</u> Operational</p> <p><u>Proposed:</u> No change - Operational</p> | <p><u>Now:</u> Waste Services depot, workshop, transfer station, office</p> <p><u>Proposed:</u> To be discussed with Thiess initially</p>  | <ul style="list-style-type: none"> <li>• A Masterplan and various studies will be needed</li> <li>• Leased until 2012</li> <li>• Lease generates significant income for Council</li> <li>• Thiess plans beyond 2012 unknown</li> <li>• Area includes proposed environmental conservation zone</li> <li>• Most of the currently leased land is expected to be suitable for constructing buildings</li> <li>• A Masterplan and various studies will be needed</li> <li>• Approval for waste transfer station</li> </ul> |
| 4 | Lot 2 DP 570466 – Godfrey                                          | 5.429 ha | <p><u>Now:</u> 1(a3) Rural</p> <p><u>Proposed:</u> In DWLEP 2009: RU2 Rural Landscape</p>         |                                                                                | <p><u>Now:</u> Earthworks contractors depot. Approval for retail nursery and wholesale sand &amp; soil supply (Godfreys Sand and Soil)</p> | <ul style="list-style-type: none"> <li>• Potential for future employment generating development if rezoned IN2</li> <li>• Invited to meeting at WSC 29 Oct 10</li> </ul>                                                                                                                                                                                                                                                                                                                                              |
| 5 | Lot 910 DP 1121899 – Picton Bus Lines                              | 2.013 ha | <p><u>Now:</u> 1(a3) Rural</p> <p><u>Proposed:</u> In DWLEP 2009:</p>                             |                                                                                | <p><u>Now:</u> DA D527-07P5 Deferred Commencement Consent on 15 June 2009 for Bus Depot. Applicant Williams</p>                            | <ul style="list-style-type: none"> <li>• Applicant to register drainage easement over Lot 2 DP 570466 (Godfrey's)</li> <li>• Applicant to construct roadworks on Remembrance Dr &amp; Wonga Rd</li> </ul>                                                                                                                                                                                                                                                                                                             |

