

Burragorang and Steveys Forest Roads, Oakdale

Proposal Title : **Burragorang and Steveys Forest Roads, Oakdale**

Proposal Summary : **The planning proposal seeks to rezone no. 1590 Burragorang Road, Oakdale, from rural (i.e., Zone RU1 Primary Production) to allow low density housing (i.e., Zone R2 Low Density Residential) large lot housing (i.e., Zone R5 Large Lot Residential) and environmental purposes (i.e., Zone E3 Environmental Management) and make corresponding changes to the minimum permissible lot size and maximum permissible building height.**

PP Number : **PP_2013_WOLLY_014_00** Dop File No : **13/20806**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions :
- 1.2 Rural Zones**
 - 2.1 Environment Protection Zones**
 - 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**
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Proposal proceed subject to the following conditions:**

- 1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979, for a period of 28 days;**
 - 2. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination;**
 - 3. Delegation is to be given for Council to exercise the Minister's plan making powers; and**
 - 4. The Director General approves the inconsistency with section 117 Direction 1.2 – Rural Zones on the basis that the Proposal is generally consistent with the Draft South West Subregional Strategy.**
- The matters below are to be addressed prior to community consultation.**
- 5. Council is to amend the Proposal to ensure that it reflects any proposed amendments to the Natural Resources - Water Map and the Natural Resources - Biodiversity Map, following the results of relevant environmental studies;**
 - 6. Council is to consider rezoning adjoining rural land, i.e., Nos. 1580, 1582 and 1584 Burragorang Road, Oakdale, to prevent it from becoming isolated;**
 - 7. Council is to consult with the Office of Environment & Heritage and subsequently demonstrate consistency with Direction 2.1 Environment Protection Zones;**
 - 8. Council is to consult with Sydney Water and prepare a Potable Water and Wastewater Servicing Assessment, before demonstrating consistency with section 117 Direction 3.1 Residential Zones;**
 - 9. Council is to prepare a Flood Impact Assessment and a Stormwater Management Plan and subsequently demonstrate consistency with Direction 4.3 Flood Prone Land;**

10. Council is to consult with the Commissioner of the NSW Rural Fire Service and subsequently demonstrate consistency with section 117 Direction 4.4 Planning for Bushfire Protection;

11. Council is to consult with the Sydney Catchment Authority and comply with the requirements of, and subsequently demonstrate consistency with, section 117 Direction 5.2 Drinking Water Catchment;

12. Council is to undertake a preliminary contamination investigation and subsequently demonstrate consistency with the requirements of SEPP 55 - Remediation of Land;

13. Council is to amend the Proposal to include a more detailed consideration of the requirements under SREP 20 - Hawkesbury-Nepean River (No. 2 — 1997); and

14. Council is to prepare a Water Cycle Management Study and a Traffic Impact Assessment.

Supporting Reasons : **The Proposal seeks to facilitate approximately 50 dwellings and is supported, in principle, as it will provide housing opportunities and enable the orderly growth of Oakdale.**

Panel Recommendation

Recommendation Date : **13-Feb-2014**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

1. Additional information regarding the below matters is to be placed on public exhibition with the planning proposal:

- **Potable Water and Wastewater Servicing Assessment**
- **Flood Impact Assessment and Stormwater Management Plan**
- **Water Cycle Management Study**
- **Traffic Impact Assessment**

Once the above information has been obtained and consultation with public authorities has been undertaken, Council is to update its consideration of S117 Directions 3.1 Residential Zones and 4.3 Flood Prone Land to reflect the outcomes of the work and consultation undertaken.

2. Council is to demonstrate that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP 55) – Remediation of Land. Council is to prepare an initial site contamination investigation report to demonstrate that the site is suitable for rezoning to the proposed zones. This report is to be included as part of the public exhibition material.

3. Council is to update the planning proposal to include a more detailed consideration of the requirements under Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River (No 2-1997) and ensure consistency of the planning proposal with this plan.

4. Prior to undertaking public exhibition, Council is to update the planning proposal to include a Site Identification Map and existing and proposed Land Zoning, Lot Size and Height of Buildings Maps (and, if applicable, Natural Resources – Water and Natural Resources - Biodiversity Maps), which are at an appropriate scale and clearly identify the subject lands.

5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal 28 days; and**
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to**

Preparing LEPs (Department of Planning & Infrastructure 2013).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Roads and Maritime Services
- Sydney Water (S117 Direction 3.1 Residential Zones)
- Department of Education and Communities
- Office of Environment and Heritage (S117 Direction 2.1 Environment Protection Zones)
- Commissioner of NSW Rural Fire service (S117 Direction 4.4 Planning for Bushfire Protection)
- Sydney Catchment Authority (S117 Direction 5.2 Sydney Drinking Water Catchments)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has requested to be issued with delegation for this planning proposal. Council should be issued with plan making delegation because the proposal is considered to be a matter of local planning significance.

Signature: _____

Printed Name: _____

Date: _____