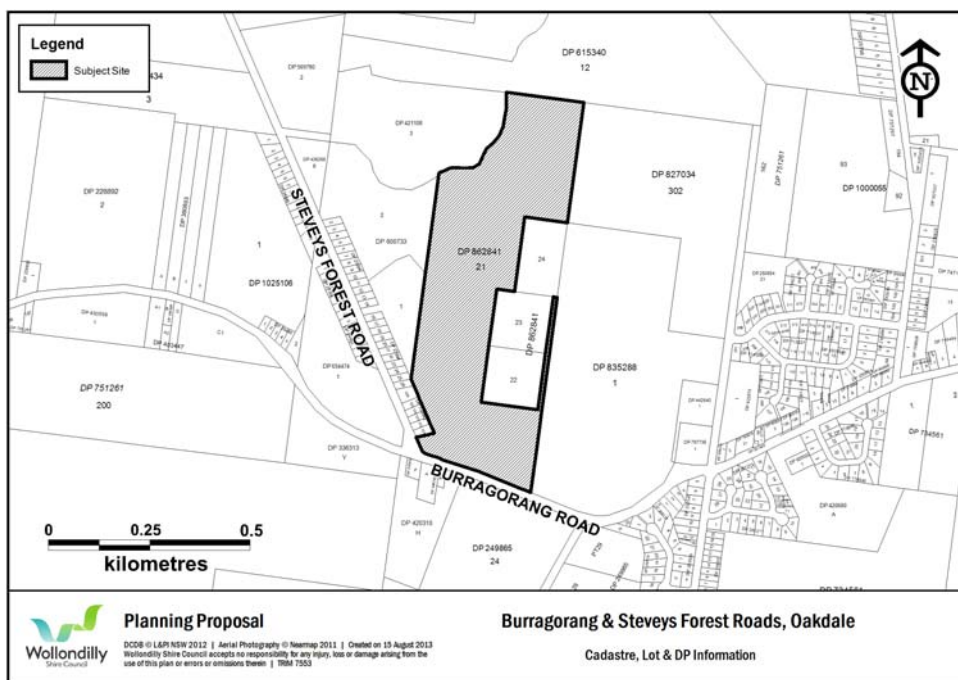


PE3 - Planning Proposal - Burragorang & Steveys Forest Roads, Oakdale.

PE3 **Draft Planning Proposal – Burragorang & Steveys Forest Roads, Oakdale**
 248890JSEL TRIM 7553

APPLICANT: SMEC Urban
OWNER: Peter Chen and Kathy Deng

Planning & Economy



Stage	Completed
Preliminary notification	24 June – 22 July 2013
Gateway Determination	Not yet completed
Consultation with Public Agencies	Not yet completed
Specialist studies	Not yet completed
Public exhibition / community consultation	Not yet completed
Referred to Minister for Publication	Not yet completed

PE3 - Planning Proposal - Burraborang & Steveys Forest Roads, Oakdale.

REPORT

EXECUTIVE SUMMARY

- An application for a Planning Proposal has been received for Lot 21 DP 862841 (No. 1590 Burraborang Road, Oakdale)
- The application proposes changes to the Wollondilly Local Environmental Plan, 2011 to amend the land zoning from RU1 Primary Production to part R2 Low Density Residential, part R5 Large Lot Residential and part E3 Environmental Management
- The application has been subject to initial notification and there were three (3) submissions in response, two (2) in objection and one (1) neutral
- There have not been any disclosures of political donations made in regard to this application
- It is recommended:
 - That Council support the draft Planning Proposal for 1590 Burraborang Road, Oakdale (Lot 21 DP 862841)
 - That the draft Planning Proposal be forwarded to the Department of Planning & Infrastructure for a Gateway Determination
 - That the persons who made submissions regarding the draft Planning Proposal be notified of Council's decision.

BACKGROUND

1.1 Site Description

The approximately 22 hectare site is located about 500 metres from the Oakdale town centre. It is north of Burraborang Road and to the west of Steveys Forest Road. One (1) house is located on the property. With the exception of the southern portion that is being used to keep horses, most of the remaining land is covered in dense vegetation. The site is an irregular shape, and contains a private road along the eastern boundary that provides access to 1580, 1582 and 1584 Burraborang Road, Oakdale. Steveys Forest Road abuts the site for approximately 40 metres at the intersection with Burraborang Road. The majority of the land is relatively flat and drains to the north.

Note: The following current Planning Proposals are located in Oakdale.

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TRIM Ref.	Name (Address)	Details of Planning Proposal	Status
6649	<i>Land Adjoining Oakdale Public School (1550 Burragorang Road)</i>	Rezoning from RU1 Primary Production to part R2 Low Density Residential.	<ul style="list-style-type: none"> ▪ Gateway Determination received 4 April 2013. ▪ Specialist studies being undertaken prior to public exhibition.
6969	<i>Land Adjoining Oakdale Sportsfields (1455 – 1475 Burragorang Road and 1838 Barkers Lodge Road)</i>	Rezoning form RU1 Primary Production to part R2 Low Density Residential and part E2 Environmental Conservation	<ul style="list-style-type: none"> ▪ Consultation with Gateway determination 15 May 2013, public agencies soon to be undertaken.
6356	<i>Egans Road (35 Egans Road)</i>	Rezoning from RU1 Primary Production to part R2 Low Density Residential and part E3 Environmental Management.	<ul style="list-style-type: none"> ▪ Gateway Determination received 25 October 2011. ▪ Specialist studies complete. ▪ Public exhibition from 24 July – 28 August 2013.

Planning & Economy

1.2 Description of Application

The objective of the Planning Proposal is to:

- Amend the Wollondilly LEP 2011 Land Zoning Map to rezone the site from RU1 Primary Production to part R2 Low Density Residential, part R5 Large Lot Residential and part E3 Environmental Management;
- Amend the Wollondilly LEP 2011 Lot Size Map from the 20ha lot size to allow a minimum lot size of 700m² for the R2 zone and 2,000m² for the R5 Large Lot Residential portion; and
- Amend the Wollondilly LEP 2011 Height of Buildings Map to allow a maximum height of 9m to both the part of the site zoned R2 and the part zoned R5.

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CONSULTATION

2.1 Consultation with Council Managers and Staff

No concerns have been raised at this time. It is expected that as the planning proposal progresses that further internal consultation will take place.

2.2 Consultation with Public Agencies

If endorsed by Council, consultation will be required with the Department of Planning & Infrastructure (DP&I), the Office of Environment & Heritage (OEH) and other government agencies on the Planning Proposal. If the proposal is supported the Gateway Determination will outline the further consultation requirements with the DP&I, OEH and any other relevant government agencies.

2.3 Community Consultation

In accordance with Council's notification policy, initial community consultation has been undertaken. The application was made available on Council's website and letters were sent to owners and occupiers of adjoining and potentially affected properties.

Three (3) submissions were received and of these submissions; two (2) objected, and one (1) submission was neutral.

The issues raised in submissions that are relevant to the assessment of the application are summarised in the following table.

Issue Raised	Assessment Comment
<p><u>Bushfire</u> <i>This part of Oakdale has a high bushfire risk. Development will increase the population. What plans does Council have to ensure that residents can be safely evacuated in a bushfire situation?</i></p>	<p>The Bushfire Protection Assessment recommends specific Asset Protection Zones and road improvements to minimise any bushfire risks.</p>
<p><u>Fire Trail</u> <i>Concerns about the fire trail that runs on adjoining property. Suggestion that an access road is put into the future development allowing access to the property. This would allow the Rural Fire Service (RFS) access in the event of a bush fire emergency or for preventative measures</i></p>	<p>The Bushfire Protection Assessment has established Asset Protection Zones to mitigate against the risk of bushfire. Clear road access guidelines have also been provided.</p>
<p><u>Water Run Off</u> <i>Preventative measures need to be taken regarding excess water run off</i></p>	<p>A Flood Impact Assessment together with a Stormwater Management Plan</p>

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Issue Raised	Assessment Comment
<i>which may affect access to adjoining properties as a creek runs through the middle of some of those properties.</i>	will establish measures to deal with stormwater run off and flooding.
<p><u>Concerns about Growth</u> <i>Understand that there is a need for growth for the school and shops, but if all the other subdivisions go ahead then there would be more than enough growth for Oakdale;</i></p> <p><i>Oakdale is in a water catchment and is rural. Oakdale won't be able to handle more growth, sewerage, water, public transport and the school can only handle so many children;</i></p> <p><i>Don't want the subdivision let through; and</i></p> <p><i>We will lose our country outlook.</i></p>	<p>The Planning Proposal is broadly consistent with Council's Growth Management Strategy. Nevertheless all other Proposals will need to be taken into account.</p> <p>Input from Council Officers and Government Agencies will provide information on the capacity of public utilities and community services.</p> <p>Noted.</p> <p>Impacts on views will be minimal as only the southern portion of the site is expected to be developed. Further specialist studies will help inform decisions about zone boundaries</p>
<p><u>Impact on Amenity</u> <i>Resident chose to live in Oakdale for the rural environment and atmosphere. Oakdale has a unique small town culture and they believe this will change with all the proposed development.</i></p>	Development in this location is consistent with Council's Growth Management Strategy, will occur over time, and improve the viability of local shops and the bus service.
<p><u>Invasion of Privacy</u> <i>A 9 metre high building behind my property is an invasion of my family's privacy.</i></p>	Privacy Issues can be investigated and measures taken to ensure privacy of residents.
<p><u>Public Transport</u> <i>Oakdale has very limited public transport and resources which also needs to be taken into consideration.</i></p>	Development in the area will improve the viability of local services, including the bus service.
<p><u>Loss of Environment</u> <i>Do not support losing a beautiful natural environment behind my property.</i></p>	The Ecological Constraints Analysis has identified areas that should not be developed. The proposed zones have been based on this Assessment.

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RELEVANCE TO COMMUNITY STRATEGIC PLAN OUTCOMES

All applications for Planning Proposals are assessed in accordance with the strategies of the Wollondilly Community Strategic Plan (CSP). The following CSP strategies have significance for the application as described below.

Community

CO-2 Services and facilities are more accessible and more fairly distributed

The provision of more land close to the Oakdale town centre allows for the greater viability of the services and facilities in the area.

Economy

EO-4 Wollondilly has a vibrant, sustainable and diversified economic life that supports a vision of rural living rather than increased urbanisation

Focusing new land release around the Oakdale town centre could strengthen the economy of the town whilst avoiding increased urbanisation and sprawl.

Environment

E-1 The Shire's natural environment is protected and conserved

The proposal aims to provide for the expansion of the town of Oakdale whilst protecting the natural environment through an E3 Environmental Management zone.

E-2 The impact of existing and new development on the environment is reduced.

Further to placing an environmental protection zone on the remnant vegetation on the site, future development should ensure that minimum impact is made on the natural environment.

Infrastructure

IO-2 Well-managed, integrated and maintained infrastructure supports sustainable living

The rezoning of land close to Oakdale town centre allows for the natural growth of the town whilst not placing an excessive burden on the local infrastructure.

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Governance

GO-4 The best possible outcome for Wollondilly is achieved through community engagement, democratic government, partnerships and the effective and efficient management of resources and risks

Preliminary engagement with the community has been undertaken and the submissions received have been considered in this report. Further engagement with the community will be undertaken during public exhibition.

POLICIES & LEGISLATION

- Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979)
- Environmental Planning and Assessment Regulation, 2000 (EP&A Regs, 2000)
- Local Government Act, 1993
- Standard Instrument (Local Environmental Plan) Order, 2006 (SI Order, 2006)
- State Environmental Planning Policies (SEPPs)
- Draft amendment to the State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) (Coal Seam Gas Exclusion Zones) 2013
- Wollondilly Local Environmental Plan, 2011 (WLEP, 2011)
- Wollondilly Development Control Plan, 2011
- Wollondilly Contributions Plan 2011
- Draft Metropolitan Strategy for Sydney to 2031 (Draft Metro 2031)
- Draft South West Sydney Subregional Strategy to 2031
- Draft Planning Proposal Policy (Draft PP Policy).

3.1 Preparation of a Planning Proposal

Should Council resolve to support the application, a Planning Proposal will be prepared in accordance with Section 55 to the *Environmental Planning and Assessment Act, 1979* and guidelines published by the Department of Planning & Infrastructure. The Planning Proposal is then forwarded to the Minister for Planning & Infrastructure for a Gateway Determination.

In deciding to forward a Planning Proposal to the Gateway process, Council is endorsing the Planning Proposal and it is deemed to be Council's Planning Proposal.

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Council's options are:

1. Resolve to support the application in its original form and prepare a Planning Proposal accordingly (as described in Section 4.4 of this report). Matters can be more fully investigated and resolved with future specialist studies as determined by the Gateway process.
2. Resolve that a Planning Proposal be prepared in a form different to the application. Matters can be more fully investigated and resolved with future specialist studies as determined by the Gateway process.
3. Resolve not to support a Planning Proposal for this site. The applicant can choose to apply for a Pre-Gateway Review as a result of this option.

Note: The application has been with Council for more than 90 days. The applicant can apply for a pre-Gateway review in accordance with the Environmental Planning & Assessment Regulations, 2000 if Council fails to indicate support for the application within 90 days of receiving the application.

Option 1 is the recommendation of this report.

3.2 Gateway Determination

When a Planning Proposal has been endorsed by Council, it is then forwarded to the Minister for Planning & Infrastructure for a Gateway Determination. The Gateway process is a checkpoint for Planning Proposals before significant resources are committed to carrying out specialist studies and before extensive consultation with public agencies.

As part of the Gateway process, the Minister or his delegate will decide:

- whether the proposal is justified on planning grounds
- whether the Planning Proposal should proceed (with or without variation)
- whether the Planning Proposal should be re-submitted for any reason (including for further studies or other information, or for the revision of the Planning Proposal)
- the community consultation required
- any consultation required with State and Commonwealth Agencies
- whether a public hearing by the Planning Assessment Commission or other specified person or body is required
- the timeframes for the various stages of the procedure to make the draft amendment
- whether the function of making the LEP is to be exercised by the Minister for Planning & Infrastructure or delegated to Council.

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3.3 Delegation of Plan-making to Council

It is recommended that Council *request* the Minister to grant Council delegation to make this amendment to WLEP, 2011 in accordance with Section 59 to the EP&A Act, 1979 and relevant Planning Circulars.

RELEVANT CONSIDERATIONS

4.1 Metropolitan Plan for Sydney to 2036

The planning proposal is in accordance with the Metropolitan Plan as it supports further residential development in a convenient location to services and facilities.

4.2 State Environmental Planning Policies

The planning proposal includes consideration of the following State Environmental Planning Policies (SEPPs) as detailed below:

SEPP 44

This SEPP encourages the conservation and management of natural vegetation areas that provide habitat for koalas and to ensure permanent free-living populations will be maintained over their present range.

An Ecological Constraints Analysis has been prepared for the subject site. This report states that the vegetation in the northern portion of the study area generally contains less than 15% of koala feed trees listed on the schedules to the policy and thus is not considered to be potential koala habitat (PKH). The southern portion, that containing endangered ecological community (EEC) vegetation, contains the feed tree *Eucalyptus punctata* to around 15-20% maximum of all trees and is considered to be PKH.

On this basis, an assessment under SEPP 44 would be required to be included with any future DA submitted. The northern portion of the site may be considered as a transitional movement corridor provided that there are other adjoining areas of potential koala habitat.

SEPP 55

SEPP 55 (Contamination and remediation to be considered in zoning or rezoning proposal) provides:

- (1) In preparing an environmental planning instrument, a planning authority is not to include in a particular zone (within the meaning of the instrument) any land specified in subclause (4) if the inclusion of the land in that zone would permit a change of use of the land, unless:

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- (a) The planning authority has considered whether the land is contaminated, and
- (b) If the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and
- (c) If the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.

Note. In order to satisfy itself as to paragraph (c), the planning authority may need to include certain provisions in the environmental planning instrument.

- (2) Before including land of a class identified in subclause (4) in a particular zone, the planning authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.
- (3) If a person has requested the planning authority to include land of a class identified in subclause (4) in a particular zone, the planning authority may require the person to furnish the report referred to in subclause (2).
- (4) The following classes of land are identified for the purposes of this clause:
 - (a) land that is within an investigation area,
 - (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
 - (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

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- (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

The properties on the Subject Land of this request are used and occupied for rural residential and low intensity agriculture (horse grazing) purposes. Improvements are limited to one dwelling, garage and associated outbuildings, rural shed, earth dams and boundary/paddock fencing. Any stock kept are for domestic or hobby use as opposed to intensive commercial purposes. Historically the land is understood to have been used for agricultural purposes of a less intensive scale. On this basis it is considered that the planning proposal would be unlikely to be prevented by reason of land contamination. If considered necessary a more detailed assessment could be provided should the proposal proceed to a favourable Gateway determination.

SEPP (Sydney Drinking Water Catchment) 2011

Any future residential development of the subject land would be subject to the provisions of Clause 10 of the Water Catchment SEPP, which provides:

- (1) A consent authority must not grant consent to the carrying out of development under Part 4 of the Act on land in the Sydney drinking water catchment unless it is satisfied that the carrying out of the proposed development would have a neutral or beneficial effect on water quality.
- (2) For the purposes of determining whether the carrying out of the proposed development on land in the Sydney drinking water catchment would have a neutral or beneficial effect on water quality, the consent authority must, if the proposed development is one to which the NorBE Tool applies, undertake an assessment using that Tool.

Compliance with clause 10 would require an assessment known as a Water Cycle Management Study ('WCMS') demonstrating that the development would have a neutral or beneficial effect on water quality.

It is considered that a future residential development as sought by this planning proposal would most likely need to incorporate water sensitive urban design ('WSUD') measures such as gross pollutant traps, bio-retention swales or basins for the treatment of road surface runoff as well as rainwater tanks and raingardens for individual residences. These are not uncommon features of contemporary residential estate development. Subject to the inclusion of such measures it is considered that future residential development as a result of the planning proposal proceeding would have either a neutral or beneficial water quality impacts. Whilst not directly called up by clause 10 a more detailed assessment i.e. WCMS could be provided should the proposal progress to a favourable Gateway determination.

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4.3 Wollondilly Growth Management Strategy

Key Policy Direction	Comment
General Policies	
<i>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.</i>	The proposal, as noted throughout this table, satisfies this Key Policy Direction.
<i>P2 All land use proposals need to be compatible with the concept and vision of "Rural Living" (defined in Chapter 2 of the GMS)</i>	The draft proposal is generally consistent with the concept and vision of 'Rural Living'. The limited residential development on land already cleared land will not adversely affect Oakdale's townscape, the surrounding rural landscape or the cultural heritage of the area.
<i>P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.</i>	Issues of concern will be addressed through required specialist studies. A Bushfire Protection Assessment has already identified Asset Protection Zones and the Ecological Constraints Analysis forms the basis for proposed zones, excluding any areas of high or moderate conservation significance.
<i>P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.</i>	There have been no such representations regarding this draft proposal and therefore this Key Policy Direction has been satisfied.
<i>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.).</i>	The draft proposal represents a logical rezoning of the subject site for low density residential and large lot residential purposes in keeping with adjoining land uses. Within the constraints of the site the proposal is considered appropriate as it will facilitate an extension of an existing residential area near Steveys Forest Road. Conservation and enhancement of natural systems is intended. Existing infrastructure is to be utilised and embellished.
Housing Policies	
<i>P6 Council will plan for adequate housing to accommodate the Shire's</i>	The draft proposal contributes toward Council's dwelling target for Oakdale outlined in the GMS.

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Key Policy Direction	Comment
<i>natural growth forecast.</i>	The Structure Plan for Oakdale includes the general area west of the town as a 'potential residential growth area'.
<i>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 needs of its different community members and household types.</i>	The proposal supports a mix of housing types consistent with surrounding residential development. A mixture of low density residential and large lot residential development will achieve the necessary diversity.
<i>P9 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>	The proposal promotes lower density development on the existing urban fringe of Oakdale.
<i>P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.</i>	The site is located adjacent to an existing residential area near Steveys Forest Road and is approximately 500 metres from the Oakdale town centre.
Macarthur South Policies	
<i>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</i>	Not applicable.
Employment Policies	
<i>P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes</i>	The proposal will create short-term employment opportunities through the construction jobs associated with the civil and building works, and will provide stimulus to the local economy by boosting population.
<i>P16 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 site is not zoned to facilitate further employment opportunities. Modest opportunities exist for home business and tradesman residency.
Integrating Growth and Infrastructure	
<i>P17 Council will not support residential and employment lands growth unless increased infrastructure and</i>	Initial investigations have found that reticulated water and sewer are available in the area. An application to Sydney Water for connection will however need to be lodged.

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Key Policy Direction	Comment
<p><i>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></p>	<p>The site is already serviced by telephone and electricity services.</p> <p>The site is accessible from Burragorang Road which is a sealed regional collector road.</p> <p>Busways operate a bus service along Burragorang Road to Camden.</p> <p>The following community facilities are available in Oakdale:</p> <ul style="list-style-type: none"> ▪ The Oakdale Public School; ▪ Oakdale Workers Club; ▪ The Catholic and Uniting Churches; ▪ Willis Park and Sid Sharp Oval; and ▪ Oakdale community hall & tennis court <p>Most shops in Oakdale are vacant due to a lack of population and demand. Increased population resulting from the rezoning would increase the feasibility of businesses in Oakdale.</p> <p>Developer contributions payable at the development application stage will partially fund necessary local infrastructure required to support future development.</p> <p>Likely state and regional infrastructure demands will be assessed by relevant agencies post Gateway Determination.</p>
<p>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></p>	<p>The draft proposal site is located approximately 500 metres from the Oakdale town centre.</p> <p>The site requires connection to existing reticulated water and sewer services. Telephone and electricity services are already available to the site, and road access is available off Burragorang Road.</p> <p>Developing the site would make the provision of services and infrastructure in the area more efficient and viable.</p>
<p>P19 <i>Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.</i></p>	<p>The draft proposal does not contribute toward dispersed population growth; it proposes urban growth in close proximity to the Oakdale urban area.</p>
<p>P20 <i>The focus for population growth will be in two key growth centres, being the</i></p>	<p>This is an area generally identified as a being a potential residential growth area on the Oakdale Structure Plan in the GMS.</p>

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Key Policy Direction	Comment
<i>Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate smaller growth opportunities are identified for other towns.</i>	The draft proposal contributes toward Council's dwelling target for Oakdale identified in the GMS.
Rural and Resource Lands	
P21 <i>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.</i>	<p>The subject land is located within the Sydney Water Catchment, so further consultation will be required with the Sydney Catchment Authority. It is a priority to sewer the subject land thus avoiding contamination of the drinking water catchment.</p> <p>The Ecological Constraints Analysis recommends that the central and northern parts of the site be zoned E3 and E4 to provide protection and buffers to the watercourses and areas where there is habitat for threatened species. Approximately 7.5 hectare of the site comprises of remnant Shale Sandstone Transition Forest (SSTF), an Endangered Ecological Community under the NSW Threatened Species Conservation Act (TSC Act) 1995.</p>
P22 <i>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.</i>	Key Policy Direction P22 is not applicable to the draft proposal.

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4.4 Recommended form of Planning Proposal

Following consideration of responses from initial consultation and notification and preliminary assessment of the application, it is considered that the Planning Proposal should take the form as detailed below.

4.4.1 Wollondilly Local Environmental Plan, 2011 (WLEP, 2011)

The proposed amendments to WLEP 2011 are described below:

- Amend the Land Zoning Map to part R2 Low Density Residential, part R5 Large Lot Residential, and part E3 Environmental Management as shown in Attachment 2.
- Amend the Lot Size Map to a minimum lot size of 700m² for the R2 zone and 2,000m² for the R5 zone.
- Amend the Height of Buildings Map to a Maximum Building Height of 9 metres to the parts of the site zoned R2 and R5.

Note: Amendments may be required to the Natural Resources – Biodiversity and Natural Resources – Water maps. However, the details of the changes will not be known until specialist studies are completed.

4.4.2 Wollondilly Development Control Plan, 2011 (WDCP, 2011)

No amendments are proposed to WDCP 2011

FINANCIAL IMPLICATIONS

Funding for this project to date has been achieved through the adopted Planning Proposal fees and charges.

Council has experienced a record increase in the number of Planning Proposals submitted in addition to the Wilton Junction project. Note that the Wilton Junction project is not a planning proposal but has had significant impact on Strategic Planning resources. All proposals which result in an increased intensity of land use within the Shire shall also lead to increased demand for Council services and facilities over time. This needs to be considered in the adopted budget and forward estimates.

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CONCLUSION

The proposal in the form as described in Section 4.4 to this report is consistent with relevant State, Regional and Local planning strategies to the extent that can be determined at this time. It is recommended that a Planning Proposal be prepared and forwarded to the Minister for Planning & Infrastructure for a Gateway Determination.

ATTACHMENTS

1. Aerial View
2. Proposed Zoning

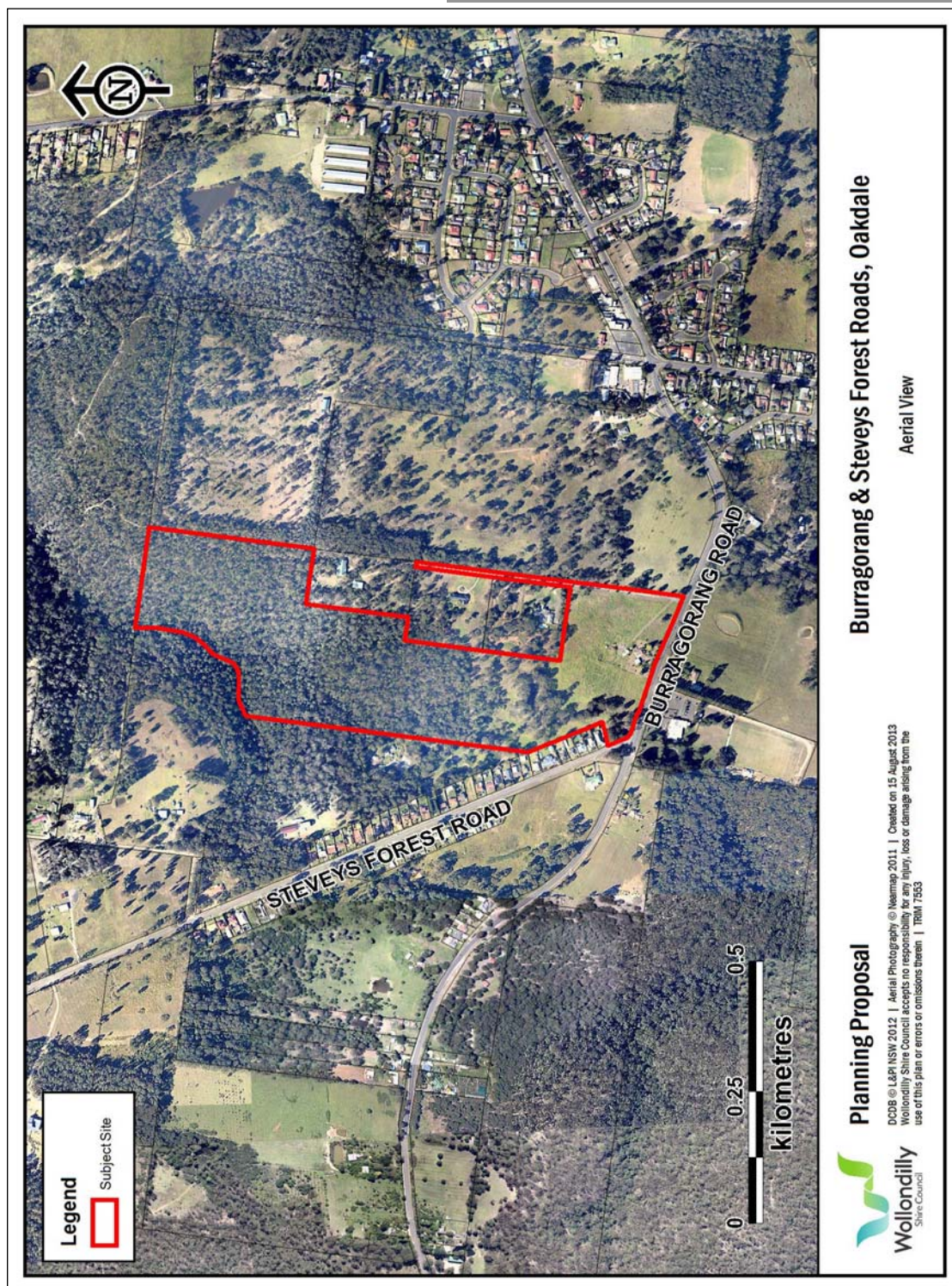
RECOMMENDATION

1. That Council support the preparation of a Planning Proposal for land being:

Lot 21 DP 86284 (No. 1590 Burragorang Road, Oakdale) to amend Wollondilly Local Environmental Plan, 2011 as follows:
 - Amend the Land Zoning Map to part R2 Low Density Residential, part R5 Large Lot Residential, and part E3 Environmental Management
 - Amend the Lot Size Map to a minimum lot size of 700m² for the R2 zone and 2,000m² for the R5 zone
 - Amend the Height of Buildings Map to a Maximum Building Height of 9 metres to the parts of the site zoned R2 and R5.
2. That the Planning Proposal be forwarded to the Minister for Planning & Infrastructure for a Gateway Determination.
3. That Council request the Minister to grant Council delegation to make the amendments to Wollondilly Local Environmental Plan, 2011 in accordance with Section 59 to the Environmental Planning and Assessment Act, 1979.
4. That the applicant and submitters be notified of Council's Resolution.

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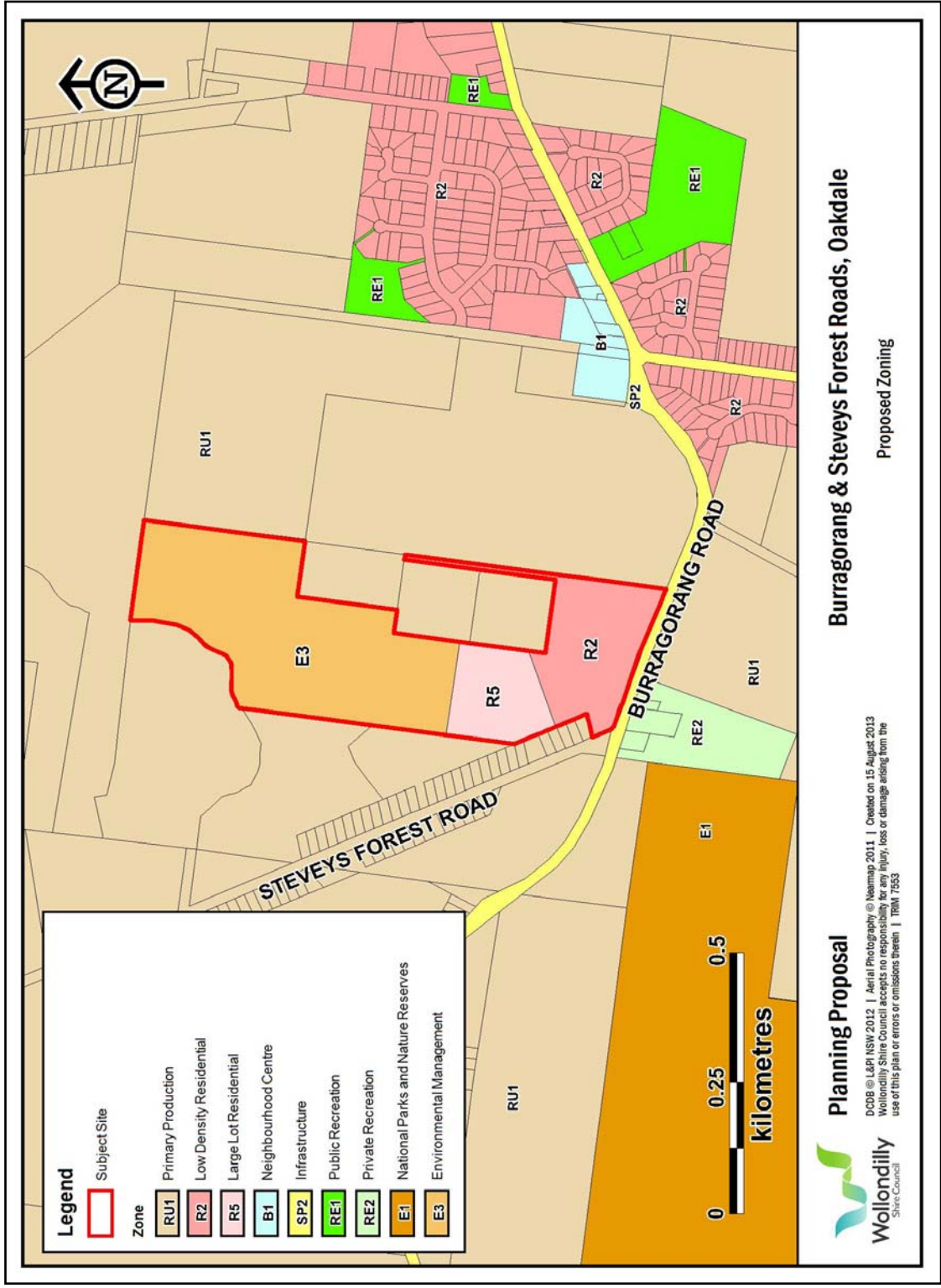
ATTACHMENT 1 - 7553 – 16 SEPTEMBER 2013



Planning & Economy

PE3 - Planning Proposal - Burragorang & Steveys Forest Roads, Oakdale.

ATTACHMENT 2 - 7553 – 16 SEPTEMBER 2013



Planning & Economy