



Our Reference: 6969 JRMS

Mr Peter Goth
Regional Director Sydney West
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
9 APR 2013
Scanning Room

8 April 2013

PLANNING PROPOSAL – LAND ADJOINING OAKDALE SPORTSFIELDS

Dear Mr Goth,

At its Ordinary Council Meeting held on 18 March 2013 Wollondilly Shire Council resolved:

1. That Council support the planning proposal for 'Land Adjoining Oakdale Sportsfields' to amend the provisions of Wollondilly Local Environmental Plan, 2011 as they apply to Lots 1 and 2 DP 734561 (No.1455-1475) Burragorang Road and Lot 6 DP 734561 (No.1838) Barkers Lodge Road, Oakdale such that:
 - Zone R2 Low Density Residential applies to Lot 1, Lot 2 and part of Lot 6 DP 734561
 - Zone E2 Environmental Conservation applies that part of Lot 6 DP 734561 that contains remnant native vegetation and habitat worthy of protection
 - the final zone boundaries for Zone E2 Environmental Conservation as well as the Lot Size Maps, Height of Buildings Maps, Natural Resources – Biodiversity and Natural Resources – Water maps will be amended based on further investigation with specialist studies.
2. That the planning proposal be forwarded to the Minister for Planning & Infrastructure for a Gateway Determination, with a request that the planning proposal be delegated to Council.
3. That the applicant be advised that Council is not prepared to either enter into a voluntary planning agreement relating to the proposed E2 zone or accept dedication of this land to Council.
4. That the applicant and persons who made submissions regarding the planning proposal be notified of Council's decision.
5. That should the proposal receive a positive Gateway determination, Council arrange a mediation session between the proponent(s) and the owners/operators of the Silver Hills Farm and the neighbours on Barkers Lodge Road to determine measures that can be agreed upon to be incorporated into the future development of the land to address concerns raised with Council. That this mediation occur prior to the exhibition of the planning proposal and any agreed outcomes be incorporated into the exhibition material for the planning proposal and incorporated into the post exhibition report to Council on the planning proposal.

Where agreement between the parties can not be reached within a reasonable timeframe having regard to time limits imposed by the Gateway determination, advice be provided to Council detailing the issue.

6. *That the proponents be advised that as part of future planning processes that it will be imperative that they meet the Sydney Catchment Authority's requirements that all development must have a neutral or beneficial impact on water quality. That the proponents be advised that it is Council's preference that residential allotments be connected to Sydney Water's reticulated sewerage scheme.*

Wollondilly Shire Council requests the Minister for Planning & Infrastructure's Gateway Determination on the Planning Proposal in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

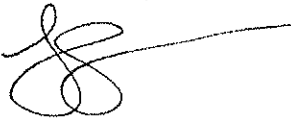
Please find attached the following four documents:

1. Council's **Planning Proposal** for the subject land;
2. A **Project Timeline** for the planning proposal;
3. The **Report to Council** on the proposal; and
4. Council's **Resolution** to forward the proposal to the Department.

The attached planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Infrastructure's 'A guide to preparing a planning proposal' and 'A guide to preparing local environmental plans'.

For further enquiries in relation to this matter, please do not hesitate to contact me on (02) 4677 1162 or via email at james.sellwood@wollondilly.nsw.gov.au.

Yours sincerely,



James Sellwood
Strategic Planner
STRATEGIC PLANNING