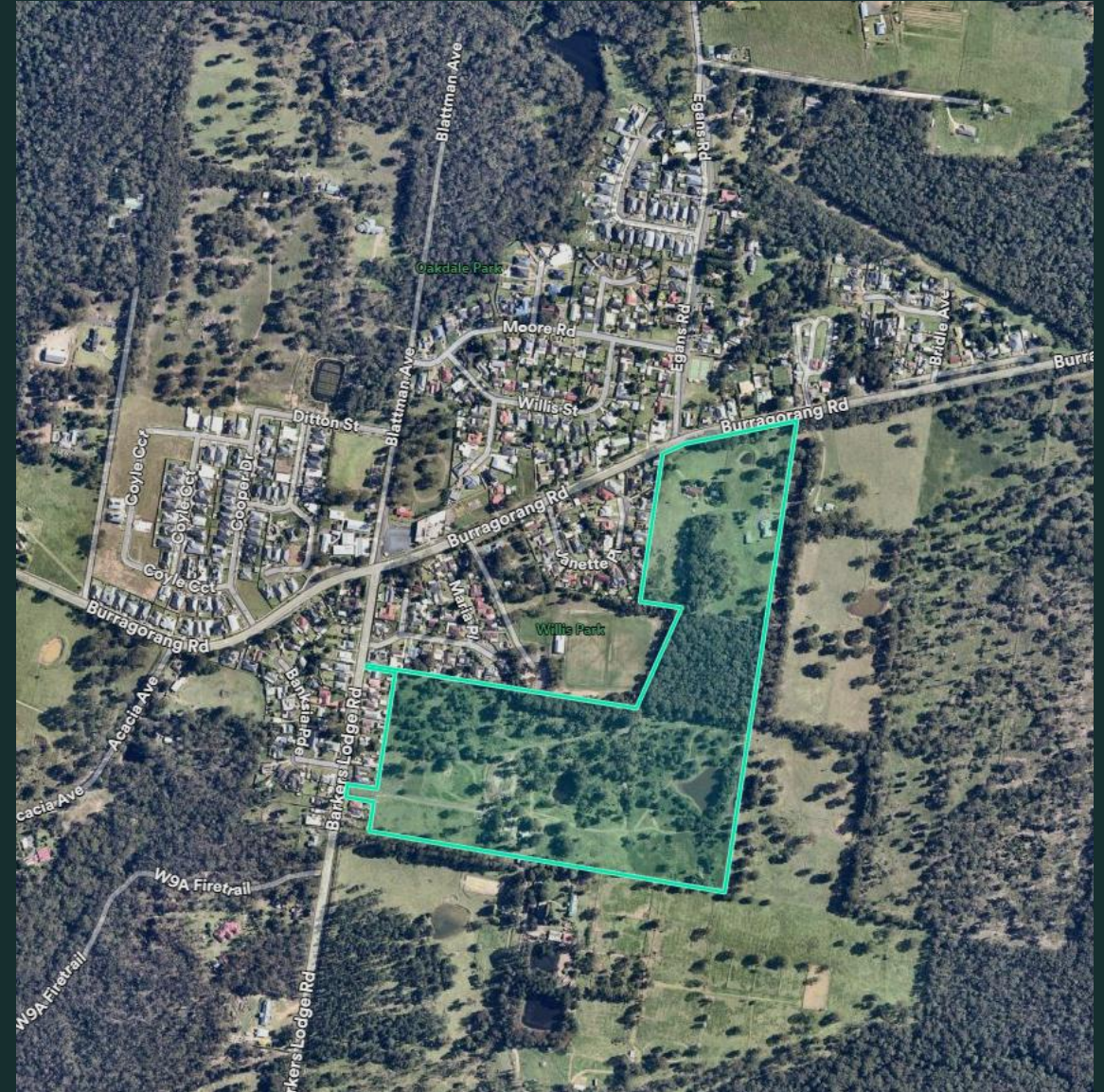




Oakdale Planning Proposal

Presentation to
Wollondilly Shire Council

8 April 2025

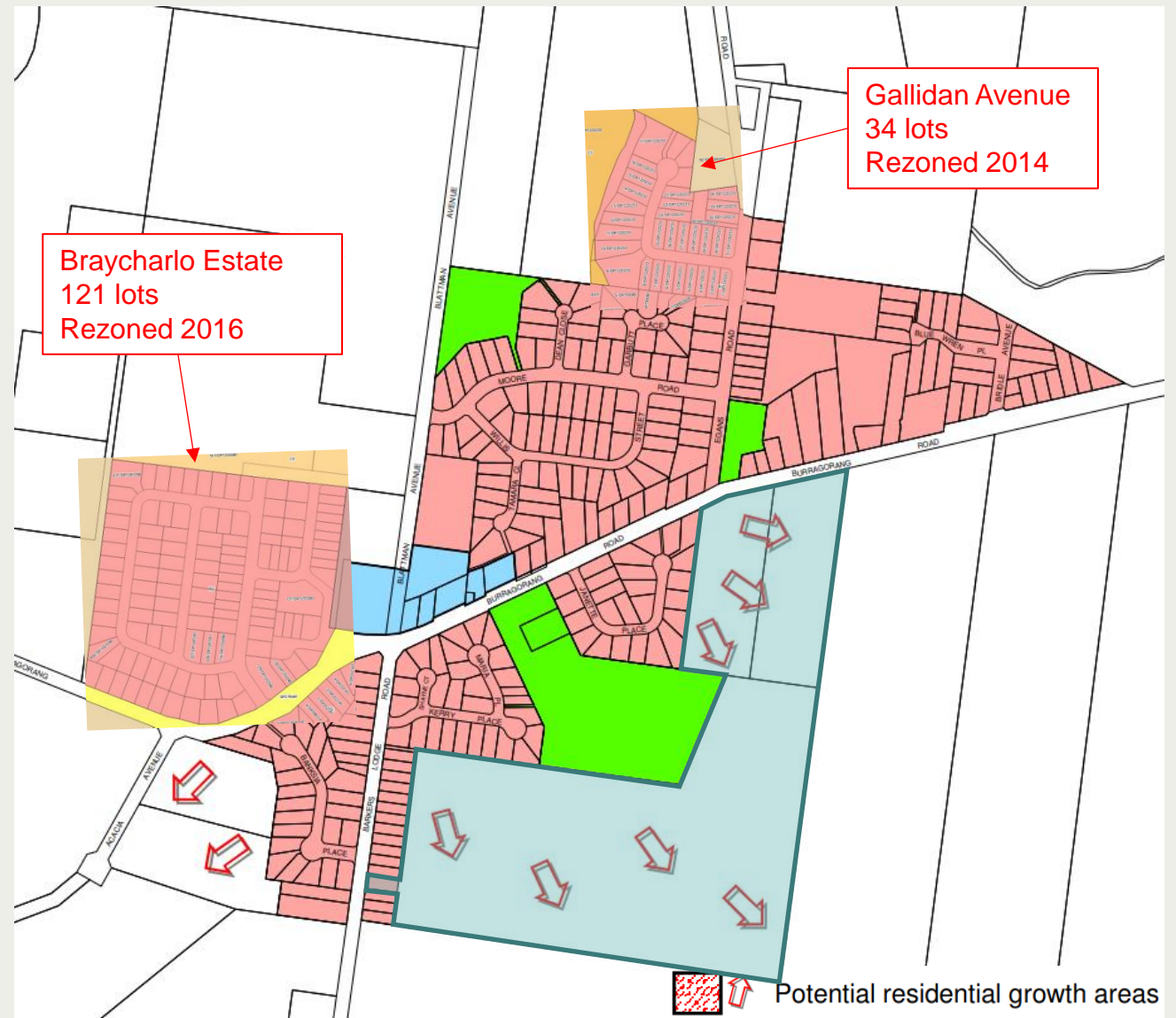


Planning Context



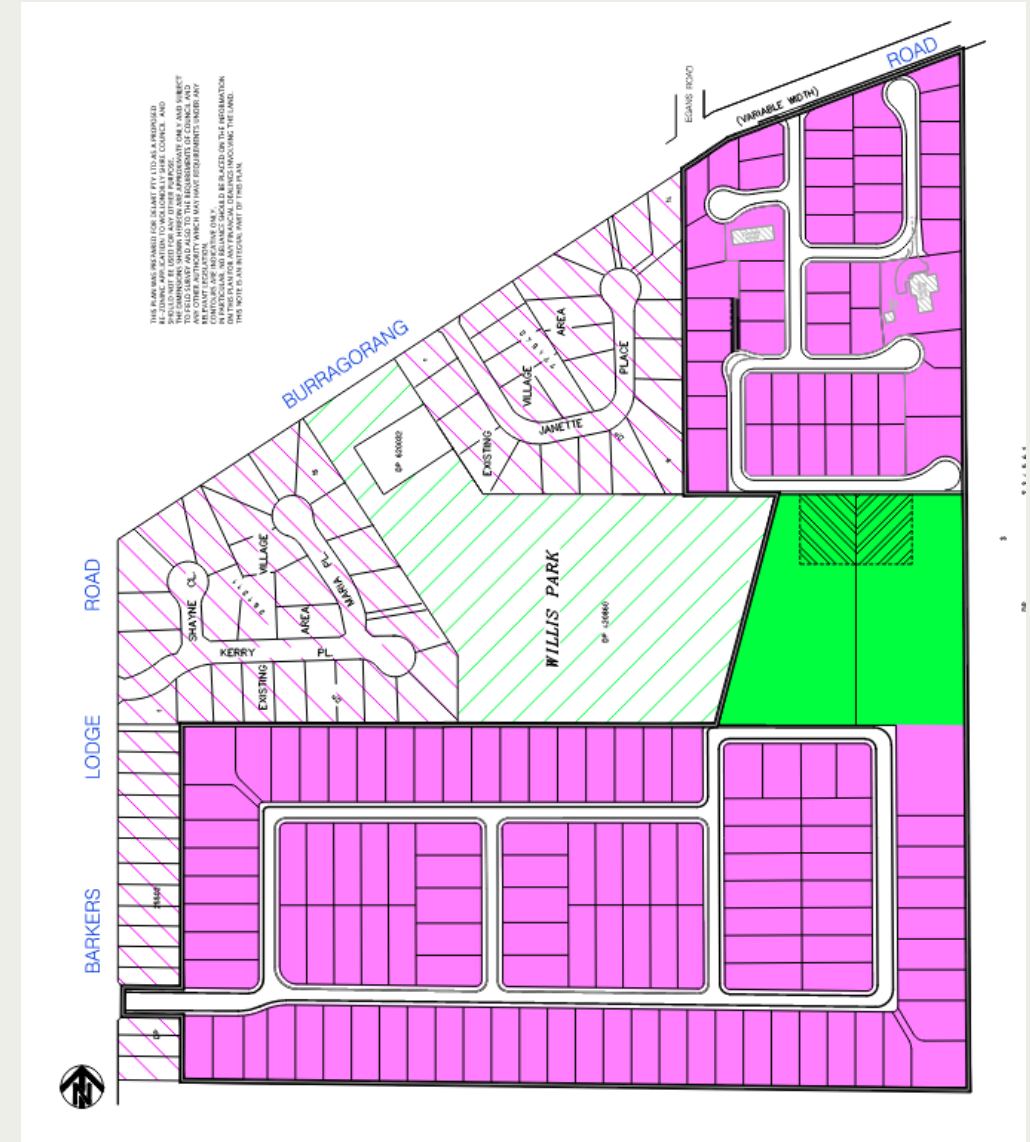
Oakdale – recent growth

- Wollondilly Growth Management Strategy 2011 earmarked potential residential growth areas
- Identified areas on the northern side of the village have been rezoned and subdivided
- Our site represents the next logical growth option



Previous Planning Proposal

- Supported by Council: “generally consistent with Growth Management Strategy”
- Gateway determination issued in 2013
- Amended concept plan submitted 2017 following agency consultation and technical investigations
- Gateway revoked by Department of Planning in 2020 due to unresolved issues relating to biodiversity impacts, alignment with new strategic planning framework and planning for bushfire
- Department letter noted that once the (then draft) LHS was updated, there “could be an opportunity to reconsider this proposal”
- Council resolution that adopted LHS in March 2021 sought to include savings provisions for several recently discontinued planning proposals



12.6 WOLLONDILLY LOCAL HOUSING STRATEGY - OUTCOME OF PUBLIC EXHIBITION AND FINALISATION

RESOLUTION 33/2021

5. Notes that a number of planning proposals have been recently refused by the Department of Planning, Industry & Environment due to outstanding agency and infrastructure issues for example, the planning proposals known as Darley Street and Stilton Lane;
6. Given that the planning proposals outlined above were considered as likely to proceed when finalising the draft housing strategy, Council amend the draft housing strategy to allow for consideration of appropriate new planning proposals for those sites that meet the following criteria:
 - a. Were in progress during preparation of the housing strategy and were refused during the finalisation period of the Local Housing Strategy (January –March 2021). ✓
 - b. Were supported when they were most recently considered by Council prior to their refusal by DPIE. ✓
 - c. Had previously received a Gateway Determination to proceed. ✓
7. The housing strategy be amended to make clear that any new planning proposal considered under point 6 shall only be considered once the following criteria are met:
 - a. The Proposal resolves any known planning or infrastructure issues previously identified for the site, including those identified by the Department of Planning, Industry & Environment and other agencies. ✓
 - b. For proposals that include R2 or R3 zonings and appropriate road infrastructure upgrades are in place. ✓
 - c. The proposal is consistent with the character of the surrounding area, consistent with the LSPS and would otherwise meet the definition of local growth. ✓

Consistency with LSPS



INFRASTRUCTURE & COLLABORATION

Planning Priority 1

Aligning infrastructure provision with community needs



LIVEABILITY

Planning Priority 5

Providing housing options that meet local needs and match the local character of towns and villages

Planning Priority 8

Enhancing vibrant and sustainable local towns and villages



SUSTAINABILITY

Planning Priority 14

Planning high quality well connected open spaces

Planning Priority 15

Delivering an urban tree canopy

Planning Priority 16

Enhancing and protecting the diverse values of the Metropolitan Rural Area

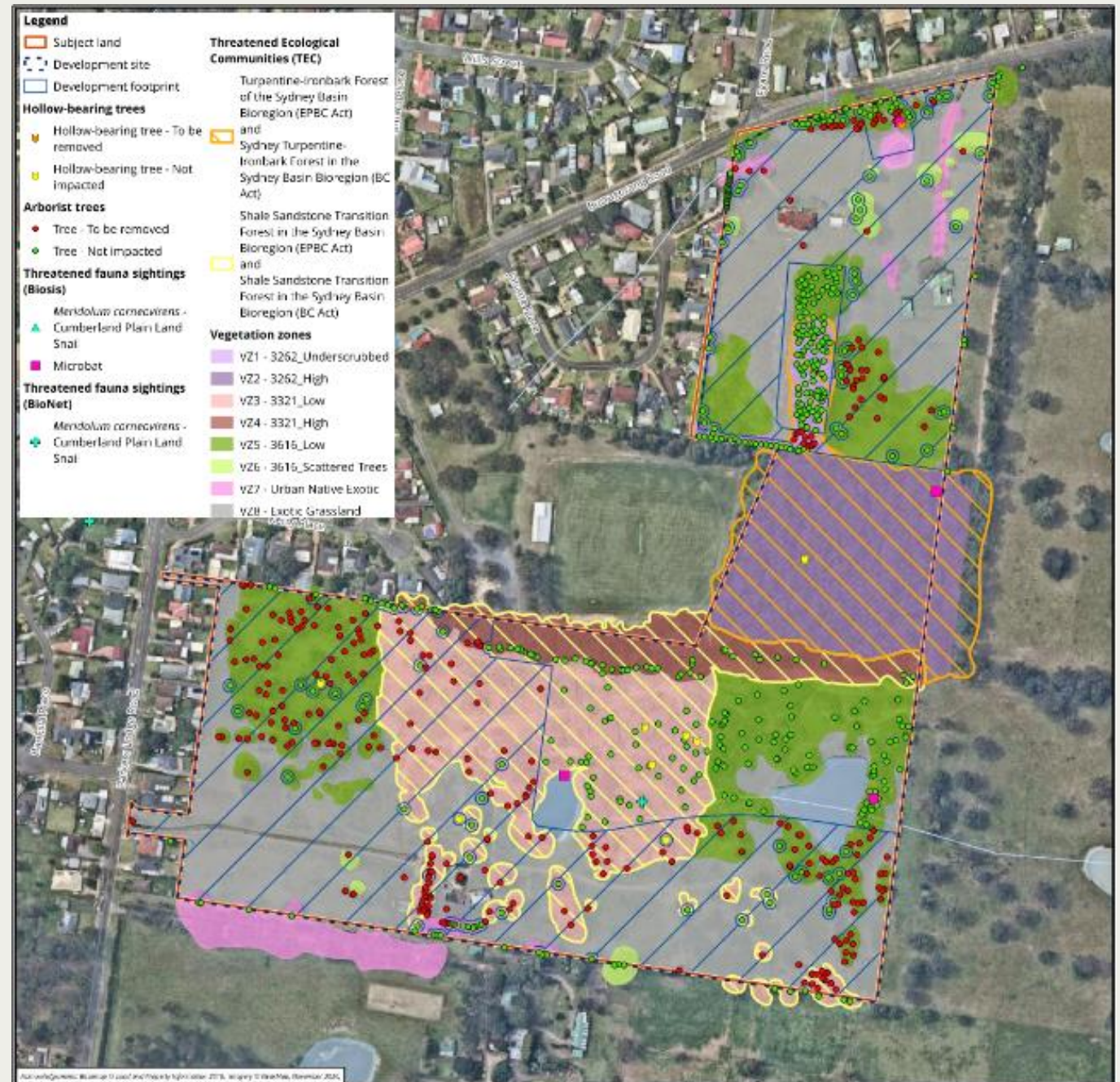
-
- 0 5 10 km
- The Oaks - Oakdale
 Local Government Area
 NSW Suburbs
- Wollondilly LGA
 Primary Roads
 ABS Statistical Areas Level 2

Key Issues



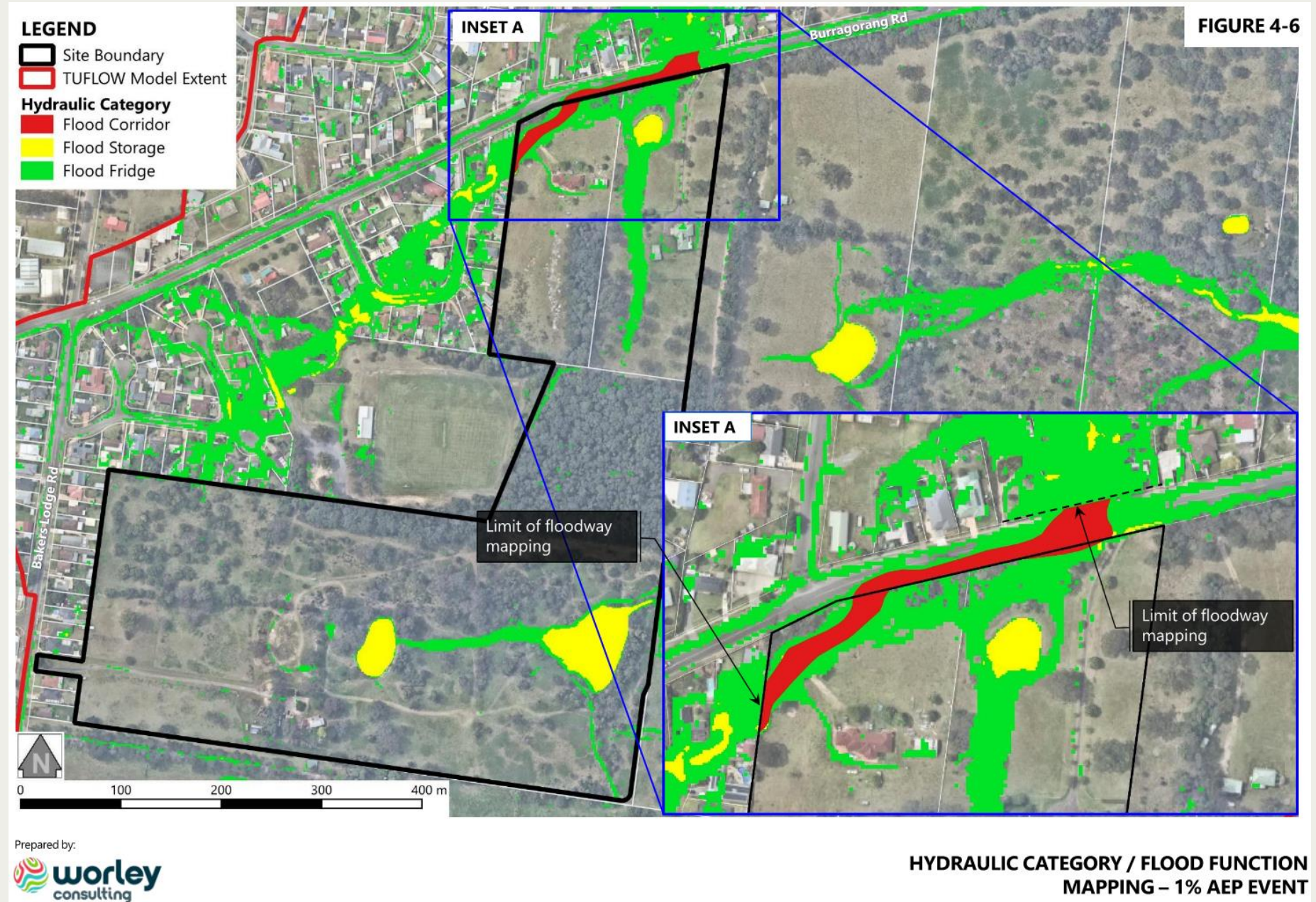
Biodiversity

- Design amended in response to feedback from Council and BCS
- High condition vegetation to be avoided
- Majority of hollow-bearing trees to be retained
- Impacts to biodiversity to be offset in accordance with BOS



Flooding

- Flood assessment based on latest Council flood study
- Flood corridor to be incorporated along Burragorang Road frontage



Community Benefit



Proposed VPA

- We have talked to Council staff and local community groups to find out how social and community infrastructure in Oakdale could be enhanced
- Proposed developer-funded initiatives include:
 - Improvements at Willis Park including upgrades to the playground and fitness equipment, improvements to soccer fields and floodlighting, additional picnic facilities
 - Improvement of Oakdale tennis courts including lighting improvements, landscaping and outdoor furniture
 - Active transport improvements including 830m of shared pathway between Oakdale school and community hall, and between development frontage in Barkers Lodge Road and intersection with Burragorang Road
 - Construction of raised threshold pedestrian crossings on Blattman Avenue and Burragorang Road
 - \$500,000 contribution toward the upgrade of the Oakdale community hall.
- Rehabilitation and dedication of conservation land including developer-funded management plan



Concept Master Plan

- Balanced biodiversity conservation and development outcomes
- High level of tree retention and avoidance of TECs a result of consultation with Council's Environmental Planner
- Rehabilitation and dedication to Council of 6.7 hectares of conservation land
- Existing dams to be re-engineered as stormwater quality and detention basins
- Up to 185 dwelling lots with a variety of lot sizes



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