

16 April 2025

Wollondilly Shire Council
62-64 Menangle Street
Picton NSW 2571

Dear Councillors

Oakdale Planning Proposal – Response to issues raised at Councillor Briefing Session

Thank you for the opportunity to brief Council on our planning proposal for land adjoining Willis Park at Oakdale last Tuesday 8 April 2025.

A number of questions were asked by Councillors at the session, some of which we were required to take on notice. We provide the following written response to those matters.

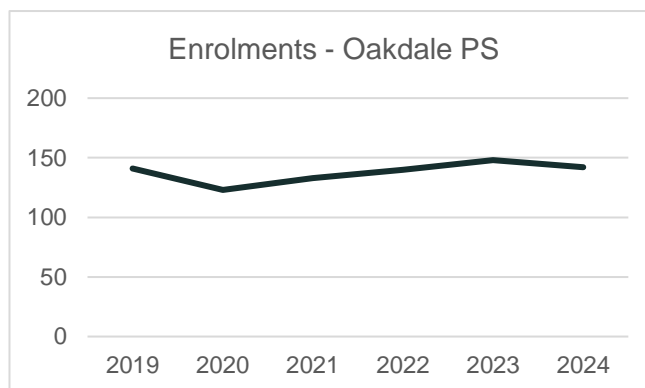
School capacity

1. What is the capacity of Oakdale public school to accommodate more children?

According to the government “My School” website, fulltime equivalent enrolments at Oakdale public school have been stable over the last 6 years, with a dip in enrolments in 2020 and 2021 possibly reflective of the Covid 19 pandemic (refer to Table 1). The 2024 school population of 142 students was almost identical to the 2019 figure of 141.

Table 1: Historic enrolment numbers at Oakdale Public School

Year	Enrolments
2019	141
2020	123
2021	133
2022	140
2023	148
2024	142



According to the School Profile, Oakdale Public School is “well-resourced with permanent buildings including a library and hall” and “the school’s grounds are spacious and attractive”.

The school is located on a site of approximately 1.8ha providing 126m² per student based on current enrolments.

This figure compares very favourably with other public primary schools in the shire, noting The Oaks Public School is on a 1.9ha site with 58m² per student, while Wilton Public School is on a 3.0ha site with 50m² per student.

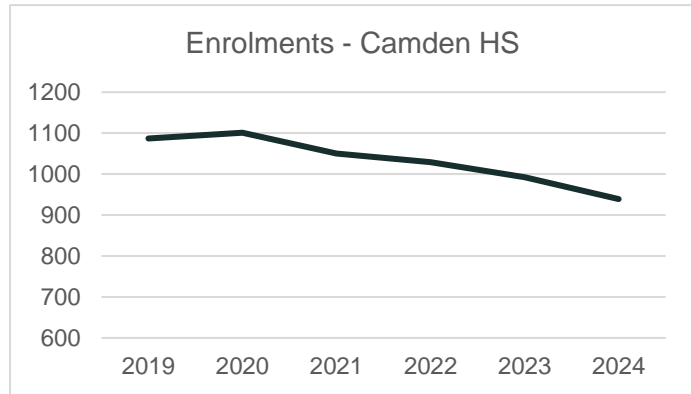
2. *What is the capacity of the catchment high school and related public transport to accommodate more children?*

Oakdale Public School is a feeder school for Camden High School, located approximately 17 minutes by road from Oakdale. School buses operate between Oakdale and the high school morning and afternoon.

According to the government “My School” website, fulltime equivalent enrolments at Camden High School have been steadily decreasing since 2020. This would indicate that there is highly likely to be capacity for additional students living within the proposed housing area at Oakdale.

Table 2: Historic enrolment numbers at Camden High School

Year	Enrolments
2019	1087
2020	1101
2021	1050
2022	1029
2023	992
2024	939



Water supply

3. *Councillors hear complaints about low water pressure, and anecdotes about fire hydrants having inadequate pressure*

Sydney Water’s response to Council’s preliminary notification of the planning proposal states that:

- The development site is located within the Oakdale Water Supply Zone (WSZ). This WSZ has capacity to service the development.
- Capacity is to be confirmed when future development applications for the site reach the Section 73 stage.

In the event that the land is rezoned, the developer will be responsible for ensuring that adequate infrastructure (including reticulated water and sewerage) is in place to service the proposed subdivision without impacting on existing residents.

Traffic

4. *Concerns regarding the capacity of Burragorang Road and Barkers Lodge Road which ‘become bottle necks during a fire’.*

Gyde Consulting has reviewed the draft Wollondilly Hazard Analysis and Emergency Management Strategy (HAEMS), in particular the Stage 3 report focussing on hazard mitigation assessment.

Nattai and Oakdale is one of 7 population centres assessed by the HAEMS in relation to its bushfire evacuation capability. As indicated in Figure 7 of the HAEMS Stage 3 Report, reproduced in Table 3, even without mitigation measures, Nattai and Oakdale had an estimated evacuation timeframe based on the projected 2040 population of 1 hour, which compared favourably to all other population centres.

Table 3: Evacuation times – Wollondilly Draft Hazard Analysis and Emergency Management Strategy

Population Centre	Main Evacuation Route	2016 Population			Future (2040) Population		
		Vehicles	Min. Lanes	Time Required (hrs)	Vehicles	Min. Lanes	Time Required (hrs)
Warragamba and Silverdale	Silverdale Rd	~930	1	1.6	~1,280	1	2.1
Nattai and Oakdale	Burragorang Rd	~470	1	0.8	~600	1	1.0
Buxton, Couridjah and Thirlmere	Wilson Dr/West Pde	~760	1	1.3	~820	1	1.4
Bargo, Pheasants Nest and Tahmoor	Old Hume Hwy	~1110	1	1.9	~1,360	1	2.3
Wilton West	Hume Mwy	0 ¹	0 ¹	0 ¹	~3,960	2 ²	3.3 ²
Wilton East	Hume Mwy	~715 ¹	1 ¹	1.2 ¹	~3,110	1 ²	5.2 ²
Appin	Appin Rd	~510	1	0.9	~9,670	2	8.1

If the subject site at Oakdale South is rezoned and developed for approximately 185 dwellings as envisaged, and assuming the Council's estimated infill development figure of 28 dwellings is accurate, it would contribute to an overall increase of 368 dwellings between 2016 and 2040 (compared to Council's estimate in the draft study of 241 dwellings). In other words, the current Planning Proposal would result in 127 more dwellings in Oakdale by 2040 than the forecast modelled in the HAEMS.

According to the HAEMS, the forecast increase of 241 dwellings would lead to an additional 130 evacuating vehicles – resulting in 600 vehicles overall. This estimate is based on various assumptions including the number of dwellings within 100m of a bushfire hazard. While the proposed rezoning and development of the subject site would result in an additional 127 dwellings in Oakdale compared to the HAEMS, it is noted that the development would remove the bushfire prone status of approximately 30 existing dwellings, including in Barkers Lodge Road, Kerry Place and Janette Place. This, combined with the incorporation of APZs into the proposed new subdivision would likely mean the net increase in dwellings *requiring evacuation* during a bushfire event would be significantly less than 127, and may in fact be of negligible difference to the modelled scenario. As such, the evacuation time would be unchanged from the forecast time of 1 hour.

Vegetation removal

5. How much vegetation will be removed and retained (the number of trees lost versus those saved)

Field investigation, undertaken in accordance with the Biodiversity Assessment Methodology (BAM), recorded 12.98 hectares of native vegetation within the subject land. The planning proposal will impact on 5.83 hectares of native vegetation within the development footprint, while 7.15 hectares of vegetation will be avoided.

Of the 760 trees on the site, it is estimated 283 trees will be removed with up to 477 trees to be retained.

In terms of wildlife habitat, the development footprint and concept subdivision have been refined to allow retention of up to 9 of the 10 hollow-bearing trees identified within the site.

Lot sizing and landscaping design for road verges and open spaces will be reviewed at Development Application (DA) stage (in consultation with the project's Bushfire Consultant, Arborist, and Engineer) to facilitate the further retention of trees and habitat features within the development.

We trust this information adequately responds to the matters raised last week.

Yours sincerely

A handwritten signature in black ink, appearing to read 'AD', is positioned below the text 'Yours sincerely'.

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