

From: [Sara Mehryar](#)
To: [Andrew Donald](#)
Cc: [Carolyn Whitten](#)
Subject: RE: Oakdale PP (Land adjoining Oakdale Sportsfields) - Meeting Clarifications
Date: Tuesday, 26 November 2024 7:47:25 AM
Attachments: [image003.png](#)
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[BigBangEmailSignature_88674bae-6e17-4c63-8bb9-2e0373dddeb2.jpg](#)
[Infrastructure Delivery Plan - Table of Contents.pdf](#)
[Copy of Infrastructure Delivery Schedule TEMPLATE March 2022.xlsx](#)

Good morning Andrew,

Please see below responses to the issues/matters have been raised for clarification:

Infrastructure servicing Requirements

You have requested more detailed instruction regarding infrastructure servicing requirements and delivery mechanisms as to Council's expectations (a template or example may be helpful):

- An Infrastructure Delivery Plan/Schedule is required to provide an overview of the infrastructure requirements for the proposal along with the timing/staging, and how those requirements will be met. The planning proposal document should be updated to reflect the findings of the delivery plan more comprehensively to address whether there is adequate public infrastructure for the planning proposal. The following template documents are attached to assist with this:
- Infrastructure Delivery Plan Template: This template details the contents that need to be addressed in a Planning Proposal.
- Infrastructure Delivery Schedule Template: This template outlines the schedule for delivering the required infrastructure.
- The proposal should be updated to outline infrastructure and service requirements, delivery mechanisms, and sufficient local and state infrastructure to support a Gateway determination. It should aim for finalisation within 12 months, including planning agreements, updates to the contributions plan, and alignment with the NSW Government's contributions reform program.

Traffic Impact Assessment

- I can confirm that an analysis and identification of the proposed intersection type on Burraborang Road and Barkers Lodge Road will be sufficient to respond to the outstanding matter on traffic.
- If the analysis indicates that modifications are needed within the existing roadway, a civil design must be prepared to verify that the design fits within the available space, considering site constraints and road reserve widths.

Wastewater management

You have requested clarification on whether Sydney Water's letter dated 22 July 2024 and the following statement meets Council's requirements for written support from Sydney Water in relation to sewer infrastructure capacity: "Sydney Water understands and supports the proponents intent to connect to Sydney Water's wastewater network circa 2028"

- No, the Planning Proposal must address the Water Recycling Plant's capacity limits and include a timeline aligning rezoning and development schedules with the WRP upgrade. It should indicate if development stages coincide with the upgrade or resolve servicing issues. Additionally, it should demonstrate how the site will connect to the wastewater system if Sydney Water cannot service the site by 2028, as multiple stakeholders have raised concerns about this issue.
- Although Sydney Water have indicated that they support the intent to connect by 2028, a number of stakeholders are concerned that there is no certainty that there will be capacity to support the proposed development if rezoned at present. In part, this matter has been raised for your information as it will be consideration in any upcoming reports on the proposal to the Local Planning Panel and Council.

Planning agreement/contributions

You have requested clarification on whether Council's priorities have changed in terms of the approach to local contributions for Willis Park.

- Our comments on this matter were provided to assist with the related planning agreement process. I have followed up on this question and can confirm that Council's preference has always been a contribution towards the master plan.
- Any further discussions or concerns regarding their input should be addressed directly with the Contributions team to

ensure clarity and alignment.

Management of C2 / C3 zoned land

You have requested comments on alternative options to a community title arrangement and the ongoing management of conservation land.

- Our main concern is to consider whether the ongoing management of biodiversity land is likely to be sustained if the planning proposal was to proceed. With this in mind, the priority is to avoid fragmentation of biodiversity land and facilitate an ongoing management framework.
- Council can consider owning environmental land through a planning agreement if a Biodiversity Stewardship Agreement or similar arrangement is in place and there is strategic merit in terms of environmental value. I understand that the site is unlikely to be large enough for this to be a practical option.
- For the purposes of the planning proposal we need to be satisfied that the conservation land can be incorporated into a single privately-owned lot with an associated appropriately zoned area for a dwelling. This is the priority in terms of the strategic planning process currently underway and would not prevent a community title arrangement if the land is rezoned. This is in recognition of the limitations of the LEP Making Process in terms of the future land tenure framework for the site.

Any questions please let me know.

Kind regards,



Sara Mehryar
Assistant Strategic Planner

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From: Andrew Donald <AndrewD@Gyde.com.au>
Sent: Friday, 22 November 2024 7:58 AM
To: Sara Mehryar <Sara.Mehryar@wollondilly.nsw.gov.au>
Cc: Carolyn Whitten <Carolyn.Whitten@wollondilly.nsw.gov.au>
Subject: HPE CM: RE: Oakdale PP (Land adjoining Willis Park) - meeting clarifications

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Appreciate the update Sara.

Have a good weekend and I look forward to hearing from you on Monday.

Regards

Andrew Donald
Senior Associate | Newcastle



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From: Sara Mehryar <Sara.Mehryar@wollondilly.nsw.gov.au>
Sent: Friday, 22 November 2024 7:45 AM
To: Andrew Donald <AndrewD@Gyde.com.au>
Cc: Carolyn Whitten <Carolyn.Whitten@wollondilly.nsw.gov.au>
Subject: RE: Oakdale PP (Land adjoining Willis Park) - meeting clarifications

Good morning Andrew,

I aimed to provide you with a response by today (Friday); however, I am still waiting for clarification on a couple of matters.

I will provide a response by Monday.

Thank you,



Sara Mehryar
Assistant Strategic Planner

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From: Andrew Donald <AndrewD@Gyde.com.au>
Sent: Friday, 15 November 2024 8:21 AM
To: Carolyn Whitten <Carolyn.Whitten@wollondilly.nsw.gov.au>
Subject: RE: HPE CM: Oakdale PP (Land adjoining Willis Park) - meeting clarifications

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That would be great, much appreciated Carolyn!

Andrew Donald
Senior Associate | Newcastle



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From: Carolyn Whitten <Carolyn.Whitten@wollondilly.nsw.gov.au>
Sent: Thursday, 14 November 2024 5:20 PM
To: Andrew Donald <AndrewD@Gyde.com.au>
Cc: Sara Mehryar <Sara.Mehryar@wollondilly.nsw.gov.au>; Nick Bouziotis <nick@morehuman.com>; john@morehuman.com;
Stephen Kerr <stephenk@gyde.com.au>
Subject: RE: HPE CM: Oakdale PP (Land adjoining Willis Park) - meeting clarifications

Good afternoon Andrew,

We will aim to provide a response to all of the matters for the end of next week.

Thanks,



Carolyn Whitten
Team Leader Strategic Planning

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From: Andrew Donald <AndrewD@Gyde.com.au>
Sent: Wednesday, 13 November 2024 5:49 PM
To: Carolyn Whitten <Carolyn.Whitten@wollondilly.nsw.gov.au>
Cc: Sara Mehryar <Sara.Mehryar@wollondilly.nsw.gov.au>; Nick Bouziotis <nick@morehuman.com>; john@morehuman.com;
Stephen Kerr <stephenk@gyde.com.au>
Subject: HPE CM: Oakdale PP (Land adjoining Willis Park) - meeting clarifications

Hi Carolyn

Thanks for facilitating our meeting on Friday. It was helpful to be able to meet in person and clarify a number of the outstanding issues associated with our PP.

To help us update our proposal and respond appropriately to the matters raised, could you please provide clarification on the following (for which the relevant subject matter experts were unavailable at our meeting):

- Regarding infrastructure servicing requirements and delivery mechanisms we request more detailed instruction as to council's expectations (a template or example may be helpful)
- In relation to traffic comments, please advise whether it is sufficient to advise the proposed intersection type for each of the intersections on Burragorang Road and Barkers Lodge Road (and only provide intersection designs if channelised or auxillary turn treatments are proposed on the existing roads.)
- We note Sydney Water's letter dated 22 July 2024 states: "Sydney Water understands and supports the proponents intent to connect to Sydney Water's wastewater network circa 2028" Please clarify if this meets Council's requirement for written support from Sydney Water in relation to sewer infrastructure capacity
- In relation to local contributions, and Council's suggested funding of a master plan for Willis Park, we note that our proposed VPA, based on previous consultation with Council's recreation planning team, includes the following at Willis Park:
 - Upgrading the playground and fitness equipment;
 - Improvements to the soccer field;
 - Improvements to flood lighting; and
 - Provision/ improvement of open space furniture, including public benches, picnic facilities, shade structures and barbeque equipment.

Clarification is sought as to whether Council's priorities have changed in this regard

Additionally, noting Council's concerns regarding the proposed community title arrangements and ongoing management of conservation land, could you please comment on the alternative options of:

- a. The conservation land being rehabilitated and managed for a set period, say 5 years, before being dedicated to Council (potentially with a monetary contribution towards ongoing management)
- b. The conservation land being incorporated into a single privately-owned lot with a dwelling entitlement (and a MLS preventing further subdivision) and some form of covenant on the title regarding the conservation of native vegetation

Noting the time of year and pressure on both parties to resolve these issues in a timely matter, we'd be grateful if you could estimate a timeframe for your response.

Kind regards

Andrew Donald
Senior Associate | Newcastle



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