

GYDE

Planning Proposal

P-22086

1838 Barkers Lodge Road, 1455 Burragorang Road &
1475 Burragorang Road, Oakdale

Submitted to Wollondilly Shire Council
on behalf of Morehuman Property Group

26 March 2025

gyde.com.au

Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.



Towards Harmony by Aboriginal Artist Adam Laws

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Executive Summary

This Planning Proposal has been prepared by Gyde Consulting on behalf of Morehuman Property Group for a proposed amendment to the Wollondilly Local Environmental Plan (WLEP) 2011 to rezone land at Oakdale for residential and environmental purposes.

This proposal will cater to local population growth and would facilitate a logical expansion of the urban footprint of Oakdale, noting that the entire site is within 800 metres of the existing village centre. A concept subdivision has been prepared for the site, indicating a yield of up to 185 residential lots ranging in size from 300 sqm to over 1,000 sqm.

It is intended the proposal will be accompanied by an offer for a voluntary planning agreement (VPA) to deliver upgrades to local open space, recreation facilities, community facilities and active transport infrastructure. Currently proposed elements of the VPA offer have been based on consultation with local community groups, who have indicated strong support for additional housing opportunities and the accompanying benefits to the community. The VPA will also propose the dedication of approximately 6.7 hectares of land to Council for the purpose of environmental conservation. This proposed conservation land directly adjoins existing open space at Willis Park.

An economic assessment accompanying the proposal shows that the expansion in the local population that would be facilitated by the proposal would generate a range of positive economic outcomes including:

- Contribution to local retail spending, supporting the existing shops and creating potential for new businesses.
- Helping to create a sustainable local community through support for local sports and social clubs, community facilities, etc.
- Employment generation through site works and home building.

The proposal involves an amendment to WLEP 2011 as follows:

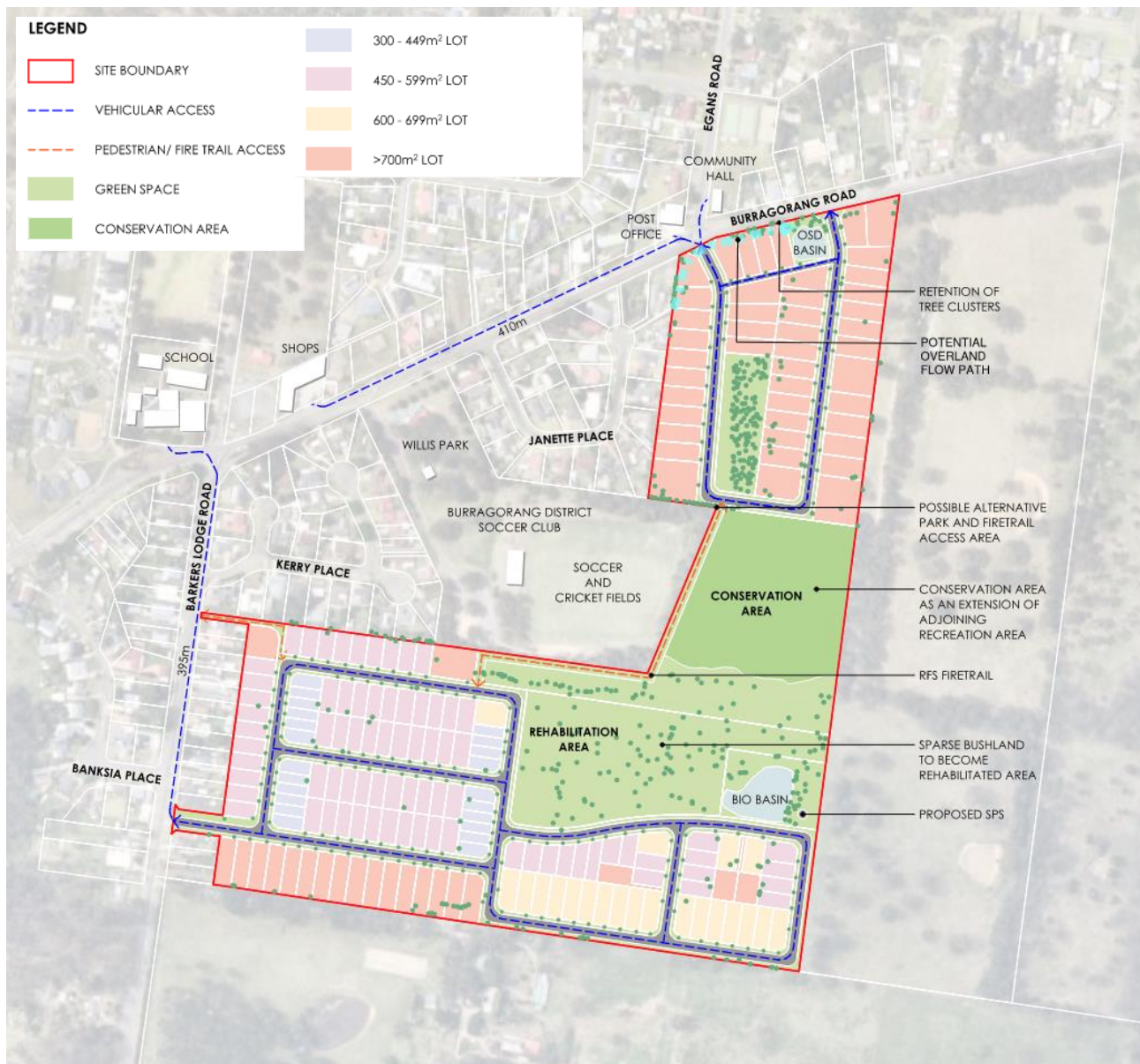
	Existing LEP provision	Proposed LEP provision
Zoning	RU1 Primary Production (23.82 ha) R2 Low Density Residential (0.12 ha)	R2 Low Density Residential (17.2 ha) C2 Environmental Conservation (6.74 ha)
Minimum Lot Size	16 ha	700 sqm; 450 sqm (R2) No minimum lot size (C2)
Height of Building	No HoB standard	9 m (R2)

The proposal has strategic merit, having regard to the Western City District Plan, Wollondilly Local Strategic Planning Statement and other relevant strategic planning documents as detailed in this Planning Proposal. The proposal also demonstrates site-specific merit, being supported by a range of studies which show:

- The demand for additional housing in the location
- The suitability of the rezoning having regard to the constraints and opportunities of the land and compatibility with surrounding rural uses
- The avoidance and minimisation of impacts to biodiversity values within the site
- The ability of the proposal to satisfy all requirements of Planning for Bushfire Protection 2019
- The availability of social and utility infrastructure to support the proposed development

- The potential economic, social and health benefits to the entire Oakdale community from the proposed additional housing and upgrades to local facilities
- The site's limited suitability for agriculture

The indicative master plan below has been prepared to illustrate the intended outcomes of the planning proposal.



Indicative Master Plan

SECTION A - BACKGROUND

1. Introduction

GYDE Consulting has prepared this Planning Proposal Report on behalf of Morehuman Property Group (the proponent). It provides a justification for amending Wollondilly Local Environmental Plan 2011 (the LEP) to facilitate urban expansion of the village of Oakdale.

This Report addresses Section 3.33 of the Environmental Planning and Assessment Act, 1979 (EP&A Act) and relevant guidelines issued by the NSW Department of Planning and Environment (DPE), including Local Environmental Plan Making Guideline (as updated August 2023) to provide:

- A description of the subject site and its present context,
- A description of the proposed development as relevant to the objectives and intended outcomes of the Planning Proposal,
- An explanation of provisions that would give effect to the objectives or intended outcomes,
- Justification of the strategic and site-specific merit of the proposal,
- Proposed mapped provisions,
- Recommendations with respect to consultation and the timeline to prepare the LEP amendment.

Information presented in this Report addresses matters relevant to Planning Proposals identified in Ministerial Directions made under Section 9.1 of the EP&A Act (detailed in Table 2 in Appendix A) and State Environmental Planning Policies (SEPPs) (detailed in Table 1 in Appendix A).

2. The site and its context

2.1 Location and description

The subject site is located at 1838 Barkers Lodge Road, 1455 Burragorang Road and 1475 Burragorang Road, Oakdale (the site) and is legally described as Lot 6, Lot 2 and Lot 1 of DP 734561 respectively. It is located on the edge of the existing urban area of Oakdale and is a part of the Wollondilly Shire Local Government Area. The site has a total area of 23.94 ha and is currently zoned RU1 Primary Production under the WLEP 2011, apart from 2 access 'handles' connecting Lot 6 to Barkers Lodge Road which total 0.12 ha and are zoned R2 Low Density Residential. The subject land is outlined in red in Figure 1 below.

Oakdale is one of the smaller centres within the Wollondilly Shire with a current population of approximately 2,000 residents, housed in a combination of low density and rural residential properties.

The village is centred on the Oakdale Public School, located opposite the intersection of Barkers Lodge Road and Burragorang Road. A new residential subdivision is currently being developed to the immediate west of the school.

Oakdale has a small collection of local shops including a neighbourhood supermarket. It also has a post office, community hall, two churches, sporting fields and a Workers Sport and Recreation Club. Residents generally travel to Camden or Picton for higher order retail or service needs.



Figure 1: Subject Site (Source: Nearmap)

2.2 **Adjacent and surrounding development**

Oakdale is surrounded by land used for various rural activities including fruit and vegetable production and equine related uses, as well as extensive areas of natural bushland. To the west of the village is the Burragorang State Conservation Area and Lake Burragorang – Sydney’s primary drinking water supply, formed by Warragamba Dam

Residents generally travel to The Oaks, Picton, Camden or Narellan for higher order retail or service needs. Travel (driving) times and distances are as below:

Travel distance / (driving) time from Oakdale:

The Oaks	6.5km	6 minutes
Picton	18.7km	16 minutes
Camden	20.4km	18 minutes
Narellan	24.3km	24 minutes

The site immediately adjoins established residential areas to the north and west, while the land immediately to the south and east of the site is used for equine and grazing purposes.

Photos of the site and its context in Oakdale are shown in Figures 2 to 7.



Figure 2 View of site from Burragorang Road



Figure 3 View within site (Lot 6 DP 734561)



Figure 4 Oakdale Public School



Figure 6 Local open space (Willis Park)



Figure 5 Recent new housing: Galidan Avenue



Figure 7 Oakdale local shopping centre

2.3 Planning history and current controls

The subject site consists of 3 small rural holdings adjacent to the village of Oakdale. 1455 Burragorang Road is approximately 2.97 ha in area. The lot is predominantly cleared but retains scattered trees with a cleared understorey. Improvements include a dwelling with sealed driveway, large shed and a small dam. Similarly, 1475 Burragorang Road is approximately 2.59 ha, contains a single dwelling and detached shed and is predominantly cleared. The lot does, however, retain an approximately 0.5 ha area of remnant bushland. 1838 Barkers Lodge Road is 18.38 ha and contains a house and 2 sheds, treed and cleared areas as well as two farm dams.

The current LEP provisions for the site are summarised in Table 1.

Table 1: Summary of current LEP provisions

LEP provision	Planning Proposal area
Land use zoning	RU1 Primary Production
Minimum lot size	16 ha
Maximum Building Height	No maximum

In 2013 a gateway determination was issued for a previous planning proposal to rezone the land for residential purposes. That planning proposal was withdrawn following receipt of correspondence from the NSW Department of Planning and Environment (the DPE letter) in December 2020 outlining a list of unresolved matters including:

- cumulative impacts of bushfire in Wollondilly Shire;
- unresolved potential conflicts between underground mining and residential development;
- potential impacts on biodiversity including Shale Sandstone Transition Forest and Cumberland Plain Woodland; and
- inconsistencies with regional, district and local strategic planning frameworks current at the time.

The DPE letter, however, indicated that once Council's Local Housing Strategy was updated to incorporate the findings of a Natural and Manmade Hazards and Emergency Management Study and a Rural Lands Study there could be an opportunity to reconsider the planning proposal. In this regard Wollondilly Council has since completed its Rural Lands Study and DPE approved the Wollondilly Local Housing Strategy in September 2021, subject to various conditions including completion of a Hazards Analysis and Emergency Management Study.

In adopting the LHS, Council resolved to allow certain planning proposals recently discontinued by the Department due to outstanding issues (including the previous planning proposal for the site) to be re-submitted provided that:

- The proposal resolves any outstanding planning or infrastructure issues previously identified for the site.
- Road infrastructure upgrades are in place.
- The proposal is consistent with the character of the surrounding area, consistent with the LSPS and would otherwise meet the definition of local growth.

A Scoping Proposal for a new planning proposal was submitted to Council on 28 June 2022 and a pre-lodgement meeting took place on 26 October 2022. Written pre-lodgement advice has been received from Council, the Regional Office of the Department, the Environment and Heritage Group of the Department, Sydney Water, Water NSW and the Rural Fire Service.

Local Growth

As noted in the Council resolution of 16 March 2021, any new planning proposal for the site must be for the purpose of accommodating “local growth”. This is consistent with the Western City District Plan and the approach to managing the Metropolitan Rural Area.

The Wollondilly Local Housing Strategy did not differentiate between local and regional or district-scale housing demand, however, since preparing the Scoping Report, further analysis has been undertaken using the more recent 2022 update to the NSW Government population projections to understand future housing demand likely to occur solely due to local growth. This Housing Demand Analysis, prepared by Gyde Consulting is included at Appendix B.

The analysis was undertaken at the level of The Oaks–Oakdale SA2 geography to align with the NSW Government’s Common Planning Assumptions. It considers projected natural population increase within the LGA and changes to household size. The analysis finds that 509 additional dwellings are required within The Oaks–Oakdale by 2041 to accommodate local growth.

The analysis also examines the supply of residential lots within The Oaks–Oakdale based on aerial photography from January 2023 and relevant LEP amendments over the past 10 years. It finds that there are up 65 potential lots available, leaving a deficit of 444 dwellings¹.

The planning proposal is demonstrably required to accommodate future local growth and will meet approximately 42% of the forecast deficit.

¹ The Wollondilly Local Housing Strategy (WLHS) estimates a future supply of 170 additional dwellings in Oakdale-Nattai-National Park area, however, there is no detail of how this estimate was derived. The Department’s letter of approval of the WLHS requires Council to review and confirm the methodology used to identify additional dwelling capacity within the existing urban zoned areas of local centres/villages by March 2022 but this work has not been done. Even if this estimate is correct, a deficit of 339 dwellings remains.

3. Planning Proposal category

The LEP Making Guidelines delineate four categories of planning proposals based on the strategic consistency and complexity. Council is required to identify the planning proposal category when submitting the planning proposal to the Department for Gateway determination and the Department will confirm the category during its review.

The categories of planning proposals are for administrative purposes only and not set out in the EP&A Act. The categories are used to indicate (for example) benchmark timeframes and the scope of information and technical studies required to support its assessment.

This Planning Proposal has been prepared in line with the **Complex** category as it not categorised as a principal LEP, standard or basic planning proposal.

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 - Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 - Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 - Gateway determination	25 days	25 days	45 days	45 days
Stage 4 - Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 - Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 - Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

SECTION B – PLANNING PROPOSAL

4. Part 1 – Objectives and intended outcomes

4.1 Objective

To amend the Wollondilly LEP 2011 as it applies to the subject site at 1455 and 1475 Burragorang Road and 1838 Barkers Lodge Road to:

- facilitate urban expansion of the village of Oakdale in the form of low-density residential housing
- provide for the retention, rehabilitation and conservation of areas of high environmental value, and the dedication of that land to Council in accordance with Council's Dedication of Land policy
- deliver upgrades to local open space, community facilities and active transport infrastructure through a voluntary planning agreement

4.2 Intended outcomes

The planning proposal seeks to achieve the following outcomes:

- To provide a pipeline of housing land to cater to forecast future local growth in the Oakdale district
- To increase housing diversity in Oakdale by providing approximately 22 (or 12% of the proposed dwelling lots) as small, affordable housing lots
- To make use of existing utility and social infrastructure in the growing village of Oakdale
- To deliver a well-planned residential subdivision, with pedestrian linkages to existing open space, the local school and the village centre
- To contribute to the upgrade and embellishment of Oakdale's community and public recreation facilities to benefit the entire community
- To strengthen the economic feasibility of existing businesses within the village and encourage the establishment of new local businesses
- To bolster local community and sporting organisations by providing housing for a larger local population base
- To provide a neutral or beneficial effect on the quality of stormwater leaving the site
- To provide for the long-term protection and public ownership of parts of the site containing vegetation of high environmental value (at no cost to Council)

5. Part 2 – Explanation of provisions

5.1 Intended provisions

The proposal involves an amendment to WLEP 2011 to change land zoning, minimum lot sizes, and maximum permissible building heights as follows:

- Amend the Wollondilly LEP 2011 Land Zoning Map from RU1 Primary Production to R2 Low Density Residential and C2 Environmental Conservation.
- Amend the Wollondilly LEP 2011 Minimum Lot Size Map from 16ha to 700 sqm and 450 sqm (for land to be zoned R2), and no minimum lot size (for land to be zoned C2).
- Amend the Wollondilly LEP 2011 Height of Building Map from no maximum building height to 9m (for land to be zoned R2)
- Amend the Wollondilly LEP 2011 Urban Release Area Map to show land proposed to be zoned R2 Low Density Residential as an urban release area
- Insert a clause under part 4 of Wollondilly LEP 2011 to allow an exception to the minimum lot size to facilitate up to 22 lots of a size that is at least 300m² but not more than 450m²

The proposed changes to the Wollondilly LEP 2011 are summarised in Table 2.

Table 2: Existing and Proposed LEP Provisions

	Existing LEP provision	Proposed LEP provision
Zoning	RU1 Primary Production (23.82 ha) R2 Low Density Residential (0.12 ha)	R2 Low Density Residential (17.2 ha) C2 Environmental Conservation (6.7 ha)
Minimum Lot Size	16 ha	700 sqm; 450 sqm (R2) No minimum lot size (C2)
Height of Building	No HoB standard	9 m (R2)
Urban Release Area	-	Urban release area (R2)
Exception to Minimum Lot Size	No site specific clause	Insert new clause as shown below.

4.1D Exception to minimum lot sizes for certain land in Oakdale Urban Release Area

- (1) This clause applies to land identified as “Oakdale Urban Release Area” on the *Urban Release Area Map*.
- (2) Land to which this clause applies may be subdivided, with development consent, to create lots with a size less than the minimum lot size shown on the Lot Size Map if—
 - (a) the subdivision will result in not more than 22 small lots
 - (b) small lots do not directly adjoin rural zoned land
 - (c) small lots do not directly adjoin existing residential lots on Barkers Lodge Road or Kerry Place
- (3) In this clause-

small lot means a lot with a size that is at least 300m² but not more than 450m².

6. Part 3 – Justification

6.1 Need for the Planning Proposal (Section A)

6.1.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study, or report?

Wollondilly Local Strategic Planning Statement (LSPS)

The Wollondilly Local Strategic Planning Statement (LSPS) “Wollondilly 2040” is Council’s 20-year land use vision for the Shire of Wollondilly. It reflects the community’s ideas for the future of the region. The LSPS contains the following snapshot describing the vision for Oakdale:

“Oakdale is a small village in a rural and bushland setting. Residents have a good sense of community which could be enhanced with improved public spaces and new active links. There are servicing and environmental constraints that will limit further development in Oakdale.

Community values and needs:

- *new walking and cycling connections that will contribute to happiness and health.*
- *the natural setting should be protected to maintain the community’s relationship with the environment.*
- *better road infrastructure to create stronger connections.*
- *there are several existing and potential agricultural opportunities in Oakdale.*
- *improvements to public and green spaces will boost the community’s pride in their local area.”*

The current supply of residential zoned land in Oakdale is likely to be exhausted in less than 2 years. This planning proposal will provide residential zoned land allowing a pipeline of housing which will cater to future local growth, and help to deliver some of the above community aspirations. The proposal will also facilitate the conservation of environmentally sensitive land in perpetuity.

Additional low-density residential housing in Oakdale aligns with the following Planning Priorities contained within the LSPS:

- **Planning Priority 1 – Aligning Infrastructure provision with community needs**

The Planning Proposal and subsequent residential subdivision would make efficient use of existing infrastructure – particularly water and sewer, avoiding the considerable development costs often incurred for water and sewer infrastructure associated with greenfield development and thus improving affordability for end purchasers compared to other new housing areas. The site is also walking distance to Oakdale Public School which currently has a student population of approximately 150 children and capacity to cater for additional growth.

- **Planning Priority 5 – Providing housing options that meet local needs and match the local character of towns and villages**

Recent subdivisions in Oakdale at Galidan Avenue (off Egans Road) and Cooper Drive (off Burragorang Road) have set a precedent for urban growth and demonstrate the demand for additional housing in the area. The Planning Proposal will facilitate a further logical expansion to the existing village, with direct access to the two major roads which connect the area to nearby towns, namely Burragorang Road and Barkers Lodge Road. The concept plan prepared to support the proposal has been designed to ensure the subdivision pattern is compatible with the existing character of Oakdale, while providing a diversity of lot sizes ranging from 300 sqm to over 1,000 sqm. The smaller lots will provide a more affordable housing

product which may suit households already in the Oakdale community looking to downsize into a lower-maintenance property. The larger lots are expected to appeal to families looking for a more traditional house and yard as an alternative to the considerably smaller lot sizes that characterise the majority of new release areas in Greater Sydney.

- **Planning Priority 8 – Enhancing vibrant, healthy and sustainable local towns and villages**

The planning proposal is expected to facilitate a yield of up to 185 lots housing some 573 additional residents, based on the assumed occupancy rate of 3.1 people per residential subdivision lot in the Wollondilly Contributions Plan. This additional population would contribute to the ongoing vitality of the local shops, school, and sporting clubs, as well as the viability of services such as the Oakdale medical centre, post office and public transport. It is noted that the original settlement pattern of Oakdale anticipated a compact village of low-density housing, with most residential lots within 800m of the commercial centre (which has been identified as having spare capacity) and school². The site ranges in distance between 250m and 700m of the commercial centre and is thus consistent with the anticipated settlement pattern of the Oakdale Village.

The planning proposal is accompanied by a proposed voluntary planning agreement to enhance and embellish local recreation facilities, encouraging use of these local facilities providing health benefits to the community.

- **Planning Priority 16 – Enhancing and protecting the diverse values of the Metropolitan Rural Area**

This planning priority seeks to limit development within the Metropolitan Rural Area (MRA). The LSPS states that development will only be supported where it will have no adverse impacts on the agricultural, scenic and environmental values of the landscape. Development in the MRA must be supported by mechanisms to maintain and enhance environmental value without generating land use conflicts with industry, including agriculture. Such mechanisms could include:

- biodiversity certification and conservation
- protection of scenic landscapes from development
- appropriate buffers between rural industry and other uses
- a full infrastructure and servicing strategy that does not disperse our focus from nominated growth areas and key centres.

The planning proposal can be considered consistent with Planning Priority 16 for the following reasons:

1. The land proposed to be rezoned for low density residential development represents a modest and logical expansion of the existing urban footprint of Oakdale, whereby all parts of the site are within an 800m radius of village shops, Oakdale Public School and public bus stops.
2. The majority of existing trees within the site will be protected under an Environmental Conservation zone (covering 6.74 hectares) and will be subject to a vegetation management plan (VMP) or similar. Low condition vegetated areas within the proposed conservation zone will be rehabilitated and maintained by the developer for at least 2 years prior to dedication to Council. Unavoidable clearing will be offset in accordance with the NSW biodiversity offset scheme.
3. The residential subdivision that would be facilitated by the planning proposal will be largely obscured from public view thus resulting in minimal scenic impacts on the landscape. Along Barkers Lodge Road, views into the site are blocked by existing dwellings as well as by a row of mature conifer trees along the driveway of the property immediately adjacent to the site's southern boundary as illustrated in Figure 8. The site will remain completely hidden from Willis Park due to the planned retention of vegetation adjacent to the park's southern and eastern boundaries. The proposed northern residential precinct will have an approximately 217m frontage

² Oakdale Centre Detailed Report, Cardno, August 2020

to Burragorang Road however will be substantially obscured from the view of vehicles entering Oakdale from the east by closely spaced trees along Burragorang Road as illustrated in Figure 9.



Figure 8 View towards site heading north along Barkers Lodge Road

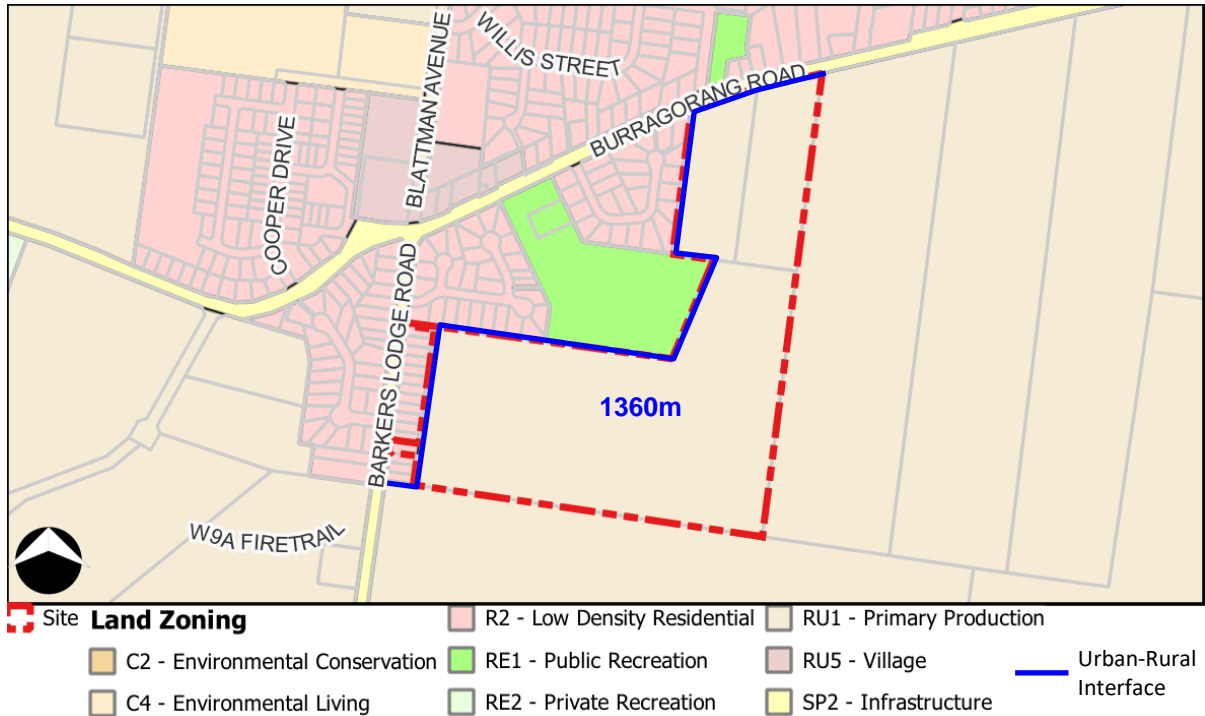


Figure 9 View towards site heading west along Burragorang Road

4. The subject site's location immediately adjacent to urban-zoned land means that the proposed rezoning will not result in any net increase to the interface between rural and non-rural lands as illustrated in Figure 10. Furthermore, rural land uses on adjoining properties to the south and east

of the subject site are unlikely to result in land use conflict with any future residential development of the subject site.

Existing zoning



Proposed zoning

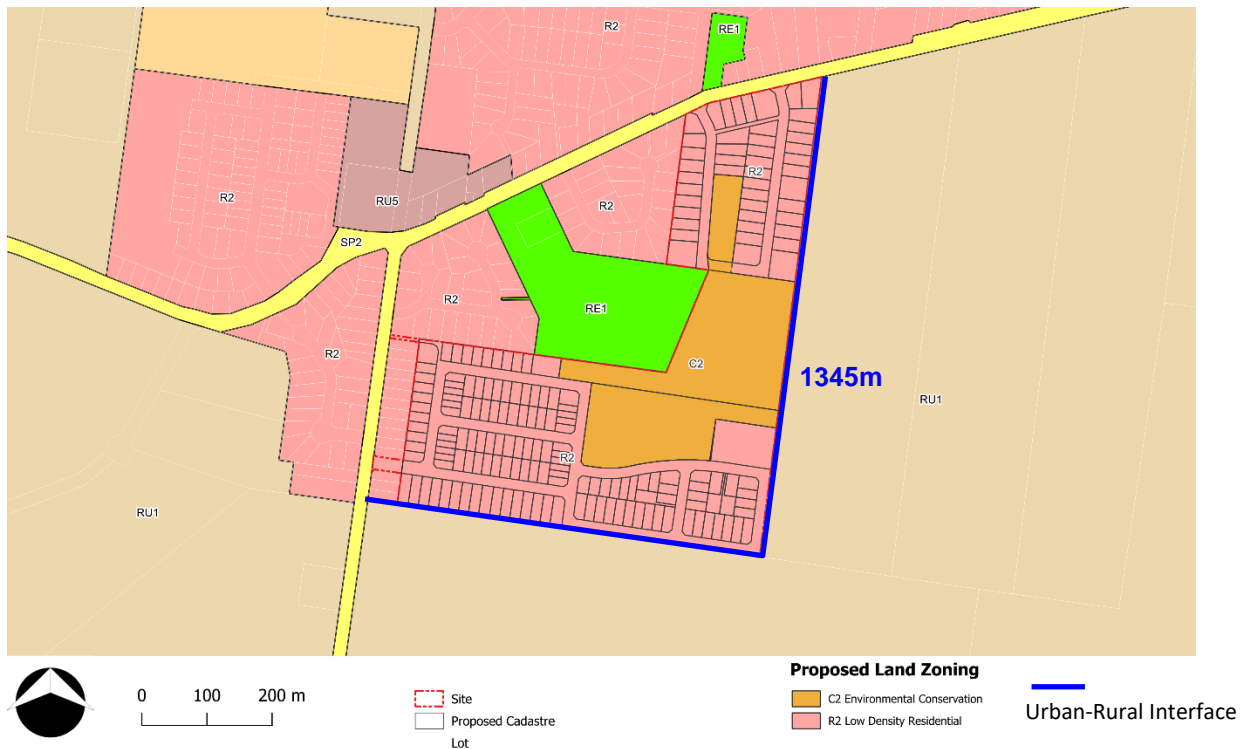


Figure 10 Urban-Rural Interface under existing and proposed zoning

5. Infrastructure investigations have shown that the site is capable of servicing with all essential infrastructure without government subsidy. It is noted that wastewater treatment capacity is not anticipated to be available at West Camden Water Recycling Plant (WRP) prior to 2028. Further information is provided in Section 6.4 of this Planning Proposal.

- **Planning Priority 18 – Living with climate impacts and contributing to the broader resilience of Greater Sydney**

This planning priority notes the challenge of reducing emissions to combat climate change in light of Wollondilly's poor public transport and the dispersed character of its towns and villages. The site the subject of this Planning Proposal is conveniently located walking distance from both the local primary school, local shopping centre, and existing bus stops, providing public transport connections to larger centres such as Camden, thereby reducing the need for private vehicle trips. As outlined in the voluntary planning agreement report at Appendix C, this planning proposal is accompanied by an offer to fund construction of new and upgraded community facilities and infrastructure including shared pathways along both Burragorang and Barkers Lodge Road – enhancing walkability and rideability for new and existing Oakdale residents.

Priority 18 also highlights the importance of acknowledging areas exposed to natural hazards and planning for appropriate buffers and safe evacuation when considering locations for future development. The LSPS states that Council will develop an appropriate emergency management approach to hazards as a prerequisite to consideration of planning proposals for local growth in the Shire.

In this regard, Council released the draft Wollondilly Hazard Analysis and Emergency Management Study (HAEMS) in September 2023 in conjunction with a report to the elected Council providing advice on progress of the HAEMS and identifying next steps in relation to the study. One of the recommendations is that Council prepare a set of planning guideline to guide applicants in the consideration of hazard assessment in the lodgement of planning proposals in the Wollondilly local government area.

Notwithstanding the fact that this guideline has yet to be made available, Gyde Consulting has reviewed the draft 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 Figure 11, 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.

It is noted that this timeframe was based on an estimated 600 vehicles, which, according to Appendix C of the HAEMS Stage 1 report, assumed the following developments totalling 241 dwellings would occur in Oakdale between 2016 and 2040:

- Egans Road subdivision (30 dwellings)
- Land adjoining Oakdale Primary School (55 dwellings)
- 1590 Burragorang Road (28 dwellings)
- Oakdale South (i.e. the subject site) (100 dwellings)
- Infill development (28 dwellings)

Of the above list, 33 dwellings have been constructed at the Egans Road subdivision and 82 dwellings have been constructed on the land adjoining Oakdale Primary School (known as the Braycharlo Estate) noting that the number of lots created at both these sites have exceeded Council's historic forecasts. Braycharlo estate has remaining capacity for approximately 40 dwellings. A previous planning proposal relating to 1590 Burragorang Road has not proceeded.

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	Burraborang 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

Figure 11 Time required to evacuate existing and future populations (Source: Wollondilly HAEMS Stage 3 Report Table 7)

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 (up from Council's estimate 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.

A strategic bushfire study prepared for the planning proposal (included at Appendix G) made the following assessments relevant to this issue:

- Compliance with Planning for Bushfire Protection (PBP) and National Construction Code standards will allow for a shelter in place strategy to be the primary method for protection of life safety. Buildings that are more than 100m away from the fire front will provide safe refuge for residents during the short-lived bushfire that may impact the site.
- There are firefighting resources located within 5km of the site including Neighbourhood Safer Places and areas of modified and managed land meaning it is unlikely that travel routes will be isolated in any but the most extreme circumstances.
- The site is not "isolated development" nor is it considered to be in a remote area as defined by PBP.
- There are multiple routes for firefighting resources to access the site and all routes are unlikely to be impassable by firefighting vehicles at once except in the most extreme circumstances.
- The planning proposal will have no negative impact on emergency services to undertake fire suppression and is likely to assist through additional access, water supplies and vegetation fragmentation. The proposal will also provide a significant improvement in bushfire safety for the adjoining properties which have been approved and constructed prior to 2002 and the development of any bushfire protection standards consistent with contemporary practice.

It is noted that the HAEMS recommends two key mitigation measures in population centres subject to bushfire risk, namely, requiring all new dwellings within 700m of a bushland interface to be constructed to a Bushfire Attack Level (BAL) of 12.5, and, providing (and ensuring sufficient capacity within) “Neighbourhood Safer Places”.

The first of the above mitigation measures could be readily implemented through the application of a covenant on the title of dwelling lots created by subdivision of the subject site requiring all dwellings to be constructed to at least BAL-12.5.

In relation to the second mitigation measure recommended by the HAEMS, it is noted that Oakdale already has two nominated Neighbourhood Safer Places, being Oakdale Shops and Oakdale Community Hall. These facilities were estimated to provide a combined space of 980 sqm, sufficient to provide temporary shelter for 816 people. This capacity exceeds that required for the 725 people estimated to require evacuation in 2040 based on previous development forecasts without mitigation measures.

In the event that additional sheltering capacity is required, Oakdale Public School could be suitable as a Neighbourhood Safer Place (subject to NSW RFS assessment). It is noted that the recent development of the Braycharlo Estate adjacent to the school has served to significantly increase the separation between school buildings and vegetation classed as a bushfire hazard.

Wollondilly Local Housing Strategy

The NSW Department of Planning, Industry and Environment's projections indicate that Wollondilly LGA will need to accommodate an additional 44,769 people by 2041. This projected growth correlates to demand for an additional 13,800 dwellings by 2041. While the majority of new dwellings are expected to be developed in and around the major urban release area at Wilton, this proposal will facilitate much-needed housing catering to local growth in the Oakdale district.

The Wollondilly Local Housing Strategy (LHS), dated 29 January 2021, includes dwelling forecasts for each collector district in the LGA. The LHS forecasts an additional 170 dwellings in Oakdale – Nattai, by 2040, which is highly unlikely to be delivered within existing residential zoned land. It can be assumed, therefore that there is an expectation that the site will be rezoned and developed for housing in order to cater to local growth to 2040.

The Wollondilly LHS did not differentiate between local and regional or district scale housing demand, however, since preparing the Scoping Report, further analysis has been undertaken using the more recent 2022 update to the NSW Government population projections to understand future housing demand likely to occur solely due to local growth.

The analysis was undertaken at the level of The Oaks–Oakdale SA2 geography to align with the NSW Government's Common Planning Assumptions. The analysis considers projected natural population increase within the LGA and changes to household size. The analysis finds that 509 additional dwellings are required within The Oaks–Oakdale by 2041 to accommodate local growth.

The analysis also examines the supply of residential lots within The Oaks–Oakdale based on aerial photography from January 2023 and relevant LEP amendments over the past 10 years. It finds that there are up 65 potential lots available, leaving a deficit of 444 dwellings.

The concept plan included with this Planning Proposal assumes a yield of up to 185 dwellings, which will help respond to the increased demand for housing in the past 3 years and the NSW Government's current priority to address housing supply and affordability.

Wollondilly Rural Lands Strategy

The Wollondilly Rural Lands Strategy contains 6 focus areas and a number of actions.

Of relevance to this PP is Action 6.1.1 - Managing rural residential growth, which seeks to prevent the encroachment of urban or residential lands into rural areas outside the identified growth areas or existing village footprints by not zoning any further land in Wollondilly for residential (excluding rural housing) unless clearly identified for these uses in the Local Housing Strategy. (LHS)

As stated above, the Wollondilly LHS forecasts an additional 170 dwellings in Oakdale – Nattai by 2040, which is likely to require rezoning of land for residential purposes.

The subject site has a total area of 23.9 ha which is equivalent to 0.06% of the 36,300 ha currently used for agricultural production in Wollondilly Shire. As the site already directly adjoins residential-zoned land, its proposed rezoning will not significantly increase the degree to which residential and rural land interface, nor is it likely to result in increased risk of land use conflict.

Two of the 3 lots that make up the subject site are already well below the minimum lot size for the RU1 zone and are effectively 'lifestyle' residential lots, while the third (southern) lot has limited value for rural purposes other than limited grazing, partly due to the presence of native vegetation and biodiversity values, including critically endangered ecological communities, partly due to its proximity to residential-zoned land, partly due to its low-fertility clay soils and partly due to its unsuitable topography.

Further assessment of the land, including a comprehensive review against the ministerial directions relating to primary production and a land use conflict risk assessment, is contained in an Agricultural Land Capability Study contained at Appendix S to this Planning Proposal.

Additional commentary on the capability of the land to support agriculture is included in a letter prepared by consultant AgEcon Plus at Appendix T to this Planning Proposal.

6.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

As demonstrated in the Housing Demand Analysis at Appendix B, the current supply of undeveloped residential-zoned land in Oakdale is likely to be exhausted in the next 2 years. A planning proposal is the only mechanism to alter the land use zoning and associated minimum lot size controls in order to facilitate the proposed residential subdivision and cater to future local housing growth.

The subject site adjoins existing urban-zoned land and the zoning proposed in this planning proposal represents a logical and orderly extension to Oakdale's urban footprint.

6.2 Relationship to Strategic Planning Framework (Section B)

6.2.1 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Western City District Plan, which covers Wollondilly and seven other Local Government Areas (LGAs), is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, “A Metropolis of Three Cities”, at a district level and is a bridge between regional and local planning.

The district plan seeks to preserve land within the Metropolitan Rural Area (MRA), which includes Oakdale, to support productive agriculture, provide mineral and energy resources, and sustain local rural towns and villages. Consequently, any expansion of rural towns and villages is to be in response to local growth only.

The site is a logical extension of the Oakdale Village and the most appropriate means to accommodate future local housing demand without fragmenting the MRA or sterilising productive agricultural land. A planned expansion of the village will provide social and economic benefits that have been assessed in a social impact assessment and economic assessment accompanying this proposal.

Of the 22 Planning Priorities within the district plan, *Planning Priority W5 – “Providing housing supply, choice and affordability, with access to jobs, services and public transport”* is of most direct relevance to this planning proposal.

The planning proposal gives effect to this priority by facilitating the supply of housing in a relatively affordable part of Greater Sydney in a location that offers the lifestyle of a semi-rural village. A variety of lot sizes between 300 sqm and 1,000+ sqm will provide a balance between affordability and choice. A number of essential services are already available in Oakdale including a local school, shops and medical centre. A regular public bus service operates between Oakdale and Camden. The additional housing that would be facilitated by this proposal would help ensure the ongoing viability of these services to the benefit of the entire Oakdale community.

6.2.2 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

As outlined above in Section 6.1.1, the Planning Proposal is consistent with relevant sections of the Wollondilly Local Strategic Planning Statement (LSPS) “Wollondilly 2040”. Specifically, the proposal will provide an opportunity to deliver on a number of the Oakdale community’s stated needs including:

- *new walking and cycling connections that will contribute to happiness and health.*
- *the natural setting should be protected to maintain the community’s relationship with the environment.*
- *better road infrastructure to create stronger connections.*
- *improvements to public and green spaces will boost the community’s pride in their local area.*

A voluntary planning agreement (VPA) proposed to accompany this planning proposal details specific targeted investments in local community infrastructure (see Appendix C).

Improvements proposed for Willis Park include:

- ✓ 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.

Improvements proposed for the Oakdale tennis courts include:

- ✓ Conversion of existing disused court 3 to a multi-purpose court;
- ✓ Improvements to flood lighting;
- ✓ Improvements to landscape planting; and
- ✓ Provision/ improvement of open space furniture.

Active transport improvements include:

- ✓ Construction of 2.5m wide shared pathway between Oakdale school and community hall
- ✓ Construction of 2.5m wide shared pathway between development frontage in Barkers Lodge Road and intersection with Burragorang Road
- ✓ Construction of raised threshold pedestrian crossings on Blattman Avenue and Burragorang Road.

In addition, the VPA proposes to invest approximately \$500,000 toward the upgrade of the Oakdale community hall.

Additional low-density residential housing in Oakdale aligns with the following Planning Priorities contained within the LSPS:

WOLLONDILLY LSPS PLANNING PRIORITY	COMMENT
1 – Aligning Infrastructure provision with community needs	Preliminary servicing advice indicates that capacity exists within existing water and sewer infrastructure in Oakdale. Rezoning and development of the subject site will thus maximise the efficient use of infrastructure. The proponent has a desire to enter into a voluntary planning agreement with Council to construct or contribute to community infrastructure outlined above.
5 – Providing housing options that meet local needs and match the local character of towns and villages	Recent subdivisions in Oakdale have set a precedent for urban growth and demonstrate the demand for additional housing in the area. The Planning Proposal will facilitate a further logical expansion to the existing village, with direct access to Burragorang Road and Barkers Lodge Road. The concept plan prepared to support the proposal has been designed to ensure the subdivision pattern is compatible with the existing character of Oakdale, while providing a diversity of lot sizes ranging from approximately 300 sqm to over 1,000 sqm. The smaller lots will provide a more affordable housing product which may suit households already in the Oakdale community looking to downsize into a lower-maintenance property. These lots will not be visible from outside the site however will still be within walking distance from the Oakdale village centre. The larger lots are expected to appeal to families looking for a more traditional house and yard as an alternative to the considerably smaller lot sizes that characterise the majority of new release areas in Greater Sydney.

<p>8 – Enhancing vibrant, healthy and sustainable local towns and villages</p>	<p>The Planning Proposal is expected to facilitate a yield of up to 185 lots housing some 573 additional residents, based on the assumed occupancy rate of 3.1 people per residential subdivision lot in the Wollondilly Contributions Plan. This additional population would contribute to the ongoing vibrancy of the local shops, school, and sporting clubs, as well as the sustainability of services such as the Oakdale medical centre, post office and public transport.</p>
<p>16 – Enhancing and protecting the diverse values of the Metropolitan Rural Area</p>	<p>As detailed in Section 6.1.1 of this report, the Planning Proposal will have a negligible impact on the biodiversity, scenic and rural values of the Metropolitan Rural Area.</p> <p>An agricultural land capability study (attached at Appendix S) and advice from an agricultural economist (attached at Appendix T) found that the subject site has limited value for rural purposes.</p> <p>A housing demand analysis at Appendix B demonstrates that additional residential land is required to be zoned in Oakdale to cater to local population growth, with remaining land supply predicated to be exhausted in 2028 if not sooner.</p> <p>The subject site is ideally located to cater to future growth due it adjoining urban-zoned land and being within easy walking distance of the Oakdale village centre.</p>
<p>18 – Living with climate impacts and contributing to the broader resilience of Greater Sydney</p>	<p>As demonstrated in Section 6.1.1 of this report, the Planning Proposal is consistent with this priority. The draft Wollondilly Hazard Analysis and Emergency Management Study (HAEMS) indicates that, with mitigation measures, Oakdale will retain an acceptable risk level in terms of bushfire evacuation. Even with the additional dwellings that would result from the current Planning Proposal, the fact that the subdivision and dwellings would be designed in accordance with Planning for Bushfire Protection, along with the proximity to the local Rural Fire Brigade and designated Neighbourhood Safer Places, means that the proposal is well-placed to respond to bushfire risk. This is consistent with the findings of the Strategic Bushfire Study, prepared for the proposal by Blackash Bushfire Consulting (see Appendix G).</p>

6.2.3 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The State Future Transport Strategy: Our vision for transport in NSW contains references and maps indicating future strategic transport projects including an outer Sydney orbital. The Outer Sydney Orbital Corridor, also referenced in DPE's Guide to the South West Growth Area, is the future north-south motorway and freight rail line. The corridor will support the growth of Western Sydney and the distribution of freight across Sydney and regional NSW.

The Planning Proposal relates to land at Oakdale, which will benefit from enhanced connectivity with Stage 1 of the proposed Outer Sydney Orbital.

6.2.4 Is the planning proposal consistent with applicable SEPPs?

A comprehensive assessment of the PP against all State environmental planning policies (SEPPs) is contained in Appendix A. A selection of applicable SEPPs and their relevance to the proposal are described as follows.

SEPP (Biodiversity and Conservation) 2021

Future development of the land would be subject to provisions made under Chapter 3 Koala Habitat Protection 2020 and Chapter 4 Koala Habitat Protection 2021. Ecological studies prepared by consultant Biosis (Appendix E) have concluded that the land does not constitute Koala habitat as defined under the SEPP, hence no further consideration is required.

SEPP (Housing) 2021

Various provisions of this SEPP not currently applicable to the subject site would become relevant following the proposed rezoning of land to R2 Low Density Residential. Such provisions include those relating to secondary dwellings, group homes, co-living housing and housing for seniors and people with a disability.

SEPP (Resilience and Hazards)

Chapter 4 – Remediation of Land aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying (among other things) certain considerations that are relevant in rezoning land.

A preliminary site investigation (PSI) has been conducted for the subject site by consultants Geo-Environmental Engineering (Appendix D). The investigation comprised a:

- Review of the history of the site and surrounding area to provide an understanding of past and present site activities which in turn may indicate sources and areas of potential contamination as well as potential chemicals of concern,
- Review of the environmental and physical setting in which the site lies, and
- Detailed site inspection for potential sources of contamination.

The PSI identified several areas and sources of potential contamination however these were considered unlikely to prevent the proposed development or future residential use. The report recommended that a Detailed Site (contamination) Investigation (DSI) be completed in accordance with the NSW EPA (2020) Contaminated Land Guidelines prior to development.

SEPP (Transport and Infrastructure) 2021

Following rezoning of the subject site, a DA for subdivision may rely on consideration of specific assessment matters and/or consultation with relevant public authorities during the assessment process or prior to development commencing, including in relation to:

- Council-related infrastructure or services
- Consideration of Planning for Bushfire Protection (RFS)
- Development likely to affect an electricity transmission or distribution network (Endeavour Energy)
- Development with frontage to classified road (TfNSW)
- Traffic-generating development (TfNSW)
- Water supply and wastewater networks (Sydney Water)

The planning proposal is supported by technical reports identifying preliminary considerations regarding the above in a format suitable for consultation with the relevant authorities as this PP progresses.

6.2.5 Is the Planning Proposal consistent with the applicable Ministerial directions (s.9.1 directions)?

A comprehensive assessment of the PP against all Ministerial directions is contained in Appendix A.

The proposal is considered to be consistent (or able to be consistent) with all relevant s9.1 Directions except for Direction 9.2 Rural Lands, the objectives of which are to:

- (a) protect the agricultural production value of rural land,
- (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- (c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,
- (d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,
- (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,
- (f) support the delivery of the actions outlined in the NSW Right to Farm Policy.

The planning proposal is inconsistent with this direction as it proposes to rezone land from a rural zone to a residential zone and to decrease the minimum lot size from 16 hectares to 450 sqm and 700 sqm.

A planning proposal may be inconsistent with this direction if the Department of Planning, Housing and Infrastructure concurs that it is:

- (a) justified by a strategy approved by the Planning Secretary and is in force which:
 - i. gives consideration to the objectives of this direction, and
 - ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or
- (b) is of minor significance.

This inconsistency is considered to be of minor significance. Two of the 3 lots that make up the subject site are already well below the minimum lot size for the RU1 zone and are effectively 'lifestyle' residential lots, while the third (southern) lot has limited value for rural purposes other than limited grazing, partly due to the presence of native vegetation and biodiversity values, including critically endangered ecological communities, partly due to its proximity to residential-zoned land, partly due to its low-fertility clay soils and partly due to its unsuitable topography.

6.3 Environmental, Social and Economic Impact (Section C)

6.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

A Biodiversity Development Assessment Report (BDAR) has been prepared for the site by consultants Biosis (see Appendix E).

Field investigation, undertaken in accordance with the Biodiversity Assessment Methodology (BAM), recorded 12.98 hectares of native vegetation within the subject land, representing four threatened ecological communities (TEC) listed as Critically Endangered Ecological Communities (CEEC) under the BC Act and the Commonwealth Environment Planning and Biodiversity Conservation Act 1999 (EPBC Act):

- Shale Sandstone Transition Forest in the Sydney Basin Bioregion (CEEC, BC Act).
- Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion (CEEC, BC Act).
- Shale Sandstone Transition Forest of the Sydney Basin Bioregion (CEEC, EPBC Act).
- Turpentine-Ironbark Forest of the Sydney Basin Bioregion (CEEC, EPBC Act).

The following threatened species were recorded on the subject site:

- Cumberland Plain Land Snail *Meridolum corneovirens*
- Southern Myotis *Myotis Macropus*
- Large-eared Pied Bat *Chalinolobus dwyeri*
- Large Bent-winged Bat *Miniopterus orianae oceanensis*
- Yellow-bellied Sheath-tail-bat *Saccolaimus flaviventris*
- Greater Broad-nosed Bat *Scoteanax rueppellii*

In addition, the Powerful Owl *Ninox strenua* was assumed to be present, with its presence or absence to be confirmed following winter roosting surveys to be completed in 2024.

Avoidance of native vegetation, TEC and threatened species habitat have been undertaken through substantially pulling back the initial development footprint from the south eastern areas of the subject land that contain high condition intact native vegetation, redesigning the development footprint to avoid habitat trees and high quality foraging resources for threatened species to restrict impacts to 5.83 hectares of native vegetation within the development footprint.

Consideration has been given to avoiding and minimising impacts to biodiversity where possible during the assessment and preliminary design. The Master Plan is the result of a lengthy investigative and assessment process to avoid and minimise impacts on biodiversity values at the regional scale, site scale, and project scale. Field-based vegetation and habitat assessments, and targeted surveys for threatened flora and fauna were used to determine the areas of high biodiversity value within the subject land. The results of these assessments were incorporated into each stage of the development footprint design process to avoid impact to high quality biodiversity values within the subject land and the locality.

Of note, 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. A map depicting the proposed development footprint overlaid on vegetation mapping is shown in Figure 12.

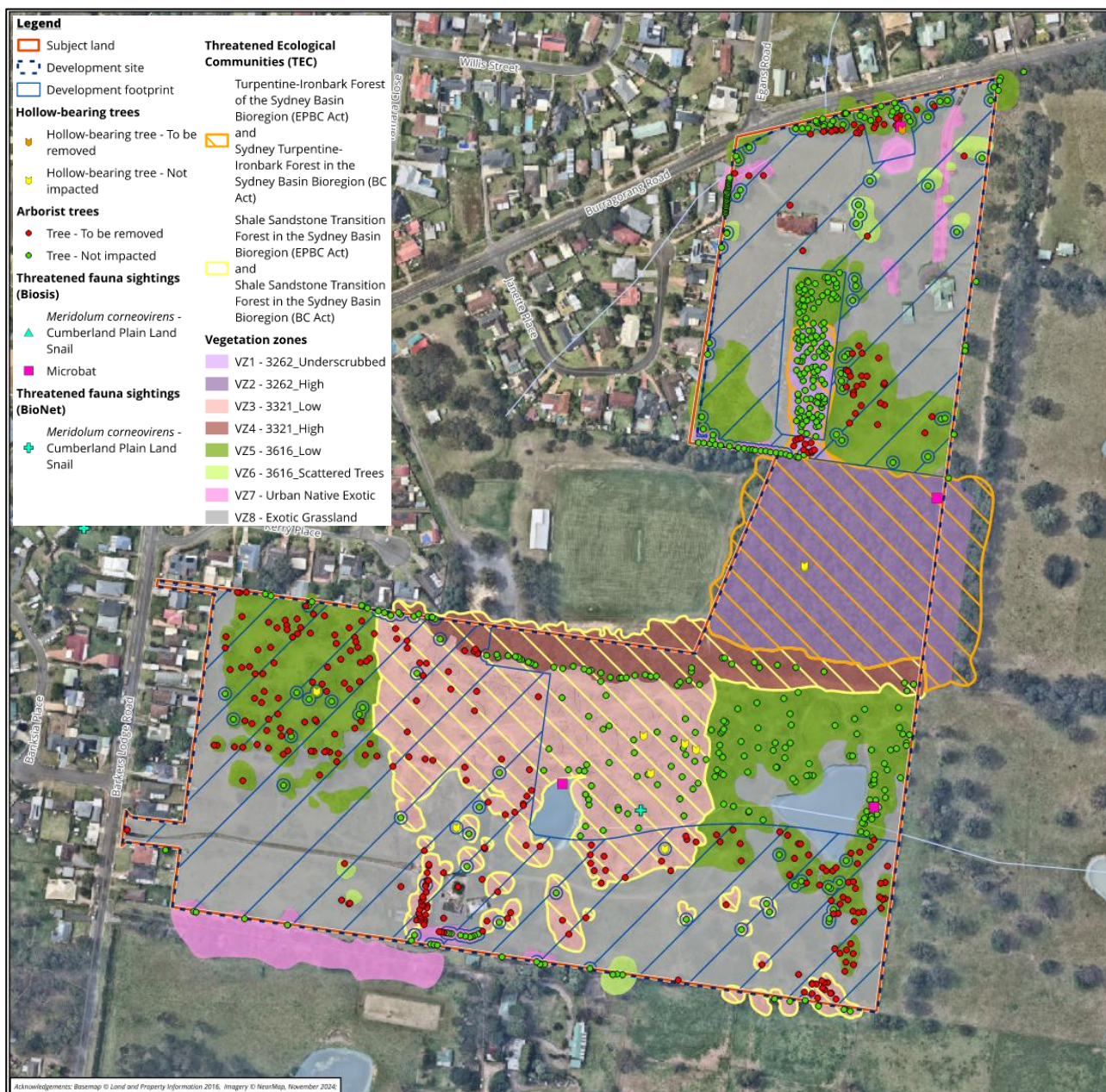


Figure 12 Vegetation types and proposed development footprint (Source: Biosis, 2024)

Additional planning has already commenced to further avoid and minimise impacts at the staging scale, with these details to be lodged with the development application. Mitigation and management measures will also be put in place to adequately address impacts associated with the proposal, both direct, indirect and prescribed, including the implementation of a Vegetation Management Plan (VMP) and Construction Environmental Management Plan (CEMP). The VMP (to be finalised in conjunction with preparation of that part of the VPA pertaining to dedication of land) will address the conservation and mitigation of impacts (direct, indirect and prescribed) to the development footprint and C2 management zone retaining the high quality vegetation in the subject land. The CEMP will address the mitigation of impacts such as noise, light, air pollution and outline the protection protocols in place for native vegetation and protected species protection.

An assessment against Serious and Irreversible Impacts (SAII) has been prepared for Shale Sandstone Transition Forest in the Sydney Basin Bioregion and Sydney Turpentine-Ironbark Forest in the Sydney Basin Bioregion. These assessments concluded that the project is unlikely to contribute significantly to the risk of extinction to the two CEECs, in regards to Clause 6.7 of the BC Regulation, if the mitigation measures provided in the BDAR are implemented.

The project is considered likely to result in a significant impact to one TEC, Shale Sandstone Transition Forest of the Sydney Basin Bioregion, listed under the EPBC Act and as such a referral to the Minister of the Environment and Energy is required. However, it should be noted that, further avoidance of impacts to Shale Sandstone Transition Forest CEEC (PCT 3321) within the development footprint will be undertaken at DA stage, and a revised significant impact criteria (SIC) assessment should be prepared to consider these avoidance measures once finalised.

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

6.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

In addition to biodiversity, the proposal has considered the following environmental effects:

Bushfire

A strategic bushfire study (SBS) has been prepared for the site by Blackash Bushfire Consulting in accordance with the requirements of the NSW Rural Fire Service (RFS) document Planning for Bushfire Protection 2019 (PBP) (see Appendix G).

The SBS concluded that the Planning Proposal provides a highly suitable application that can respond to the bushfire risk affecting the site and which will satisfy the aim, objectives and requirements within PBP to provide for the protection of life and the minimisation of impact on property while having due regard to the development potential, site characteristics and protection of the environment.

The SBS has provided a conservative assessment of bushfire risk and followed the Aim and Objectives of PBP, Section 2.3 Strategic Planning, and Chapter 4 – Strategic Planning. In meeting the requirements of PBP, the PP also satisfies the requirements of the Ministerial Direction 4.3 Planning for Bushfire Protection. The suitability of the Planning Proposal has considered the broad land scape scale risk and the site-specific requirements of PBP.

In considering the adequacy of infrastructure associated with emergency evacuation and firefighting operations, the study noted that the proposed internal road and fire trail network meets or exceeds the relevant minimum requirements of PBP and that the development footprint, APZ and additional water supplies will be of significant benefit to existing adjoining housing not built to bushfire protection standards.

According to the SBS, the PP can satisfy the detailed criteria to be assessed at the next stage of the process. All future development will be supported by APZ to meet the minimum standard of <29kW/m² at building exposures and will be further assessed at development application stage. The Planning Proposal meets the requirements of PBP and should be supported with respect to bushfire risk management. A map showing an “acceptable solution” APZ for the conceptual subdivision of the site appears in Figure 13.



Figure 13 Acceptable solution APZ (Source: Blackash Bushfire Consulting, 2024)

Aboriginal Heritage

Archaeological and Aboriginal Cultural Heritage Assessment (ACHA) reports have been prepared for the site by consultants Biosis in consultation with 20 registered Aboriginal parties (RAPs) (see Appendix H).

The ACHA notes that 2 Aboriginal Heritage Information Management System (AHIMS) sites AHIMS 52-2-4494/BR-IF-01 and AHIMS 52-2-4493/BR-IF-02 are located within the study area - both isolated artefact sites. Neither site was able to be located during the archaeological survey carried out for the project, and no further Aboriginal sites or objects were identified during the survey.

The report recommends that the proponent:

- apply for an Aboriginal Heritage Impact Permit (AHIP) to harm the previously recorded sites, and that RAPs be afforded the opportunity for the community collection of the artefacts associated with the sites.
- Mitigate impacts to Aboriginal cultural heritage by following the Connecting with Country framework in the development of future subdivision plans for the site, including the potential for heritage interpretation.
- Ensure all site workers, contractors and subcontractors must undertake a heritage induction to provide them with information on the Aboriginal cultural heritage of the study area, their responsibilities under the NPW Act and fines for breaches of the NPW Act.
- Establish an unexpected finds protocol and include construction management plan for the site
- Continue to engage with RAPs regarding care and control of artefacts and management of Aboriginal cultural heritage sites within the study area throughout the life of the project.

Historical Heritage

An Historical Heritage Assessment (HHA) report has been prepared for the site by consultants Biosis (see Appendix I).

There is one item located within 100 metres of the study area, namely Oakdale Uniting Church (I118), 1442–1450 Burratorang Road, part of Lot 2, DP 524178. This is a built heritage item of local significance located approximately 90 metres east of the study area.

As part of the HHA, background research and a physical inspection was undertaken (25 September 2023) to identify the previous land use of the study area and to determine whether items of historical significance have the potential to be impacted by the proposed works. No items of heritage significance or areas of historical archaeological potential have been identified within the study area.

Flooding and Water Cycle Management

A Water Cycle Management Strategy Report incorporating a Water Cycle Management Plan (WCMP) and flood assessment has been prepared for the site by Colliers International Engineering & Design (NSW) (see Appendix J).

Given the site's location within the Sydney drinking water catchment, Council and Water NSW require that development have a Neutral or Beneficial Effect (NorBE) on water quality.

The WCMP employs a combination of rainwater tanks, gross pollutant traps and bioretention basins to treat stormwater runoff from the site. The industry-standard MUSIC model was used to demonstrate that the WCMP would reduce mean annual pollutant loads by more than 50 percent, satisfying NorBE requirements.

The details of the water quality treatment train is subject to further detailed design and modelling at DA stage, however the preliminary assessment of Water Quality measures undertaken for the site shows that the treatment train of distributed rainwater tanks in combination with end-of-line bioretention and detention basins will be sufficient to satisfy the water quality targets set by Council guidelines.

Impacts of the proposed development on flood behaviour was modelled using the software program TUFLOW, building on information available in the Wollondilly Shire Flood Study Broad Scale Assessment

(Advisian, 2021). The results indicate an overall improvement in local drainage is expected as a result of catchment redistributions and formalisation of detention basins as allowed for in the proposed zoning plan.

On-site detention basins, sized based on high-level assessments using the model WBNM, are proposed at the southeast and north end of the site. The assessment indicates that the proposed basins will effectively mitigate the impacts of the proposed change in impervious fraction resulting from the rezoning proposal. Stormwater catchments within the site and the locations of proposed bioretention basins are illustrated in Figure 14.



Figure 14 Catchment Plan (Source: Water Cycle Management Plan (Colliers Engineering & Design, 2024))

Further flooding advice has been obtained from Worley Consulting, based on recent Council-provided flood data to model flooding impacts up to and including the Probable Maximum Flood (PMF). Estimated flood depths during the peak of the 30 minute duration PMF storm event for the proposed northern and southern residential precincts are shown in Figures 15 and 16 respectively.

Detailed engineering design at the DA stage will be required to ensure adequate sizing of stormwater pipes/culverts and to determine the need or otherwise for a dedicated overland flow path in the northern residential precinct adjacent to Burraborang Road.

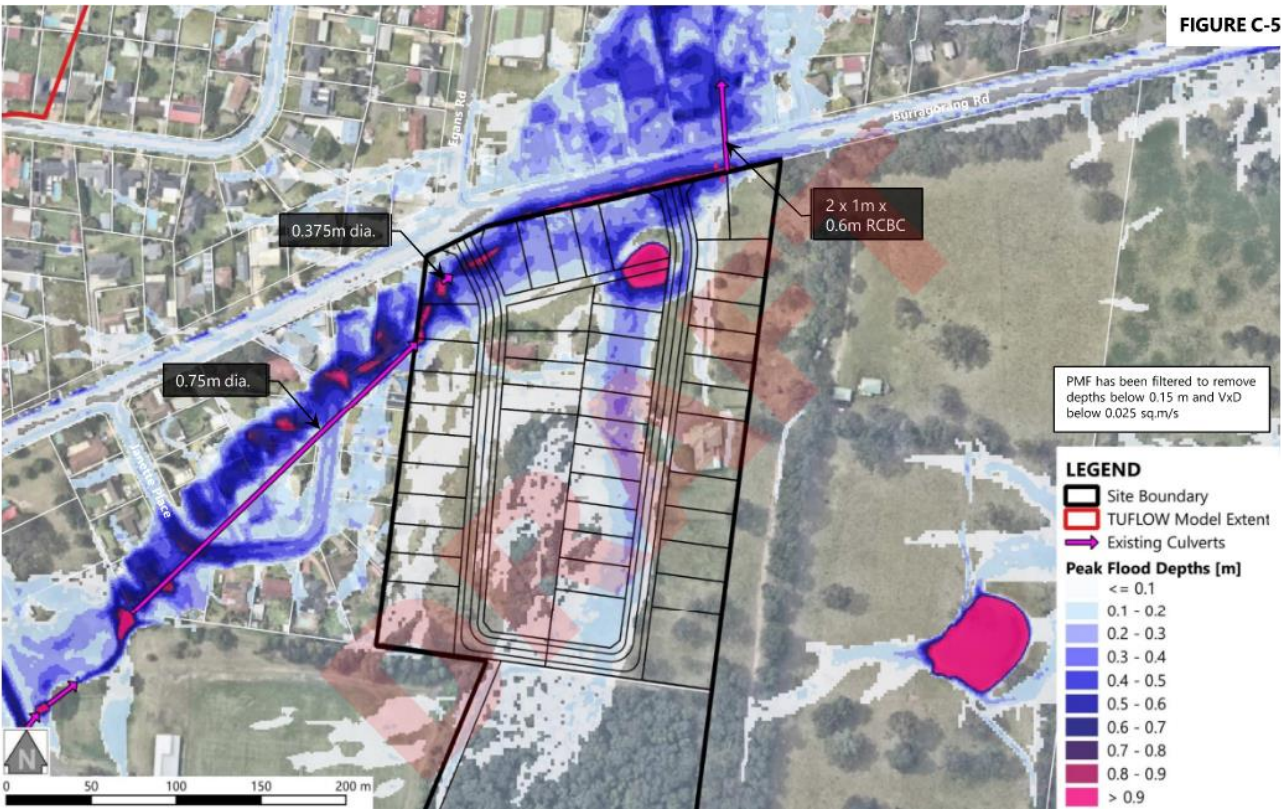


Figure 15 Peak PMF 30 minute duration flood depths – Northern residential precinct

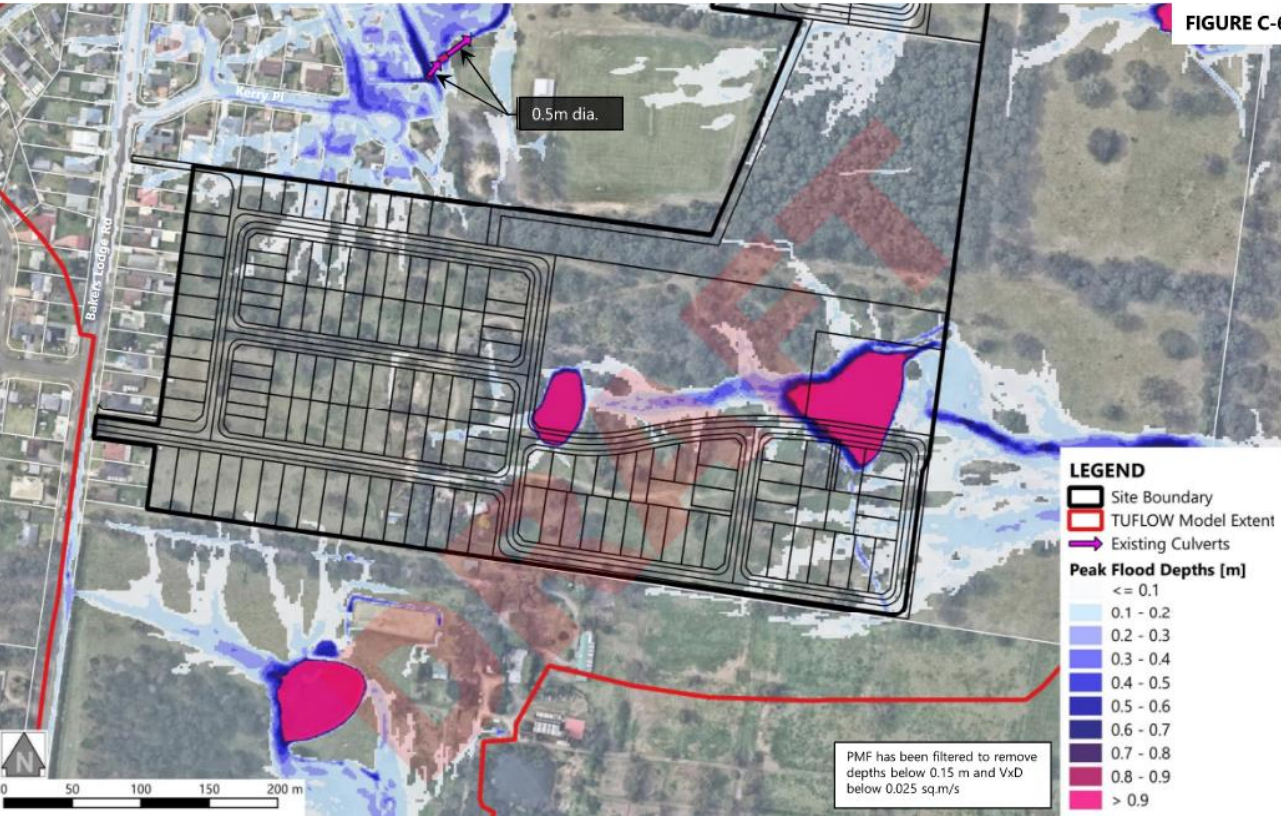


Figure 16 Peak PMF 30 minute duration flood depths – Southern residential precinct

Traffic Impacts

A traffic impact assessment (TIA) has been prepared for the proposed development of the site by Transport and Traffic Planning Associates (see Appendix K).

The TIA was based on an assumed ultimate development yield of 208 dwellings, noting that 155 lots would gain access from Barkers Lodge Road while the remaining 53 lots would be accessed from Burragorang Road. This yield has since been revised down to a total of 185 dwellings (with 141 lots accessible from Barkers Lodge Road and 44 from Burragorang Road) meaning estimated impacts are conservative.

The cumulative traffic generation has been 'overlaid' on the existing traffic flows at the Burragorang / Barkers Lodge Roads intersection and assessed using the SIDRA modelling program. The results of this assessment show that the intersection will continue to perform under level-of-service (LoS) A, indicating the road network in the vicinity of the site has ample capacity to accommodate the proposed rezoning and subdivision.

The traffic consultants have confirmed that the 3 proposed new access intersections on Burragorang and Barkers Lodge Roads would be constructed as normal suburban "local road" junctions connecting to the existing kerb & gutter with corner radii in accordance with the Council specifications. The new roads will essentially be at the same level of the existing roads at the intersection points and civil design will determine what drainage provisions will be necessary. GIVEWAY line marking would be included with any adjustment necessary to centre line and parking lane markings.

Under clause 2.121 and in line with Schedule 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, future development would be assessed as traffic-generating development because the site is accessed by classified regional roads, and is expected to support a subdivision of 50 or more allotments. This will involve referral of the development application to Transport for NSW and a requirement that the consent authority take into consideration:

- any submission received as a result of that referral, and
- the accessibility of the site concerned, and
- any potential traffic safety, road congestion or parking implications of the development.

Geotechnical conditions

A preliminary geotechnical assessment has been prepared for the site by consultants Geo-Environmental Engineering (see Appendix L).

Based on the geological and soil mapping information, the assessment predicts that the subsurface conditions across the site will comprise surface topsoil over natural silty clay and sandy clay soil which will then transitioned into weathered sandstone or shale bedrock. The depth to bedrock is inferred to be between approximately 1.0m and 3.0m.

The assessment includes recommendations relating to excavation, filling and pavement design. Noting that more detailed investigation would be required prior to construction, the report concludes that the proposed residential subdivision is feasible and the existing soil and/or rock formation is expected to be capable of withstanding the proposed building loads to be imposed.

Watercourse impacts

A watercourse assessment has been undertaken for the site by Travers Bushfire and Ecology (see Appendix M).

The assessment identified the presence of a 1st order watercourse traversing the northwest corner of Lot 1 (1475 Burragorang Road). The mapped watercourse between the two farm dams on Lot 6 (1838 Barkers Lodge Road) did not present as a watercourse.

While retention of watercourses and a 10m riparian buffer from the top of bank is preferred, the assessment acknowledges that a 1st order watercourse can be removed or modified to support a pragmatic development proposal subject to approval.

The assessment concludes that the concept subdivision will impact on the riparian zones of the watercourses mapped onsite however sustainable options can be integrated into the urban design to enhance habitat, riparian function and provide riparian and wetland habitat.

6.3.3 Has the planning proposal adequately addressed any social and economic effects?

A social infrastructure needs assessment has been carried out in relation to the proposal by Gyde Consulting (see Appendix N.)

As part of the assessment, engagement with Council staff responsible for community facilities, recreation and open space identified current needs in Oakdale. Several sports clubs were also consulted to understand what infrastructure would be beneficial to the area to support them in the future.

Engagement with Council identified the following as community needs and opportunities:

- the tennis complex on Egans Rd has space that may be suitable for a multipurpose court
- the Oakdale Community Hall has funding allocated for upgrading through the WestInvest Grant Fund. There may be further opportunities to upgrade the Hall into a multipurpose facility catering for a range of needs including family daycare, education and seniors activities, as well as improving the grounds around the site for passive recreation purposes.
- create better connectivity to Willis Park amenities, Oakdale shopping village, tennis complex and the community hall through shared pathways.
- opportunities to upgrade the current children's playground at Willis Park, with the potential for an all abilities playground
- while the Willis Park playing fields are in excellent condition, the flood light and drainage upgrades were identified as needs.

Sporting clubs engaged to identify needs in Oakdale included:

- Macarthur Bulls Football Club
- Oakdale Workers Rugby League Club
- Burraborang District Soccer Club.

Needs identified by the clubs included:

- upgrade of existing parks and provision of more kids play equipment and picnic facilities
- contribution towards Macarthur FC masterplan (the kids at the school use the grounds)
- contribution towards the school upgrade
- new / improved lighting for safe night training.

The report notes that the incoming population generated by the planning proposal will be predominantly made up of young families. This would suggest the need for passive recreation areas to gather and socialise. Also of note are the changing participation trends and a move away from structured sport to unstructured outdoor recreation activities.

The report concludes that while the social infrastructure needs of the incoming population generated by the planning proposal are likely to be met through existing provision, contributions or in-kind works will be required. Specifically, the report recommends the following:

1. Council investigates opportunities for the developer to enhance the following social infrastructure (or part thereof) items in lieu of Section 7.11 contributions:
 - upgrade of Willis Park children's playground to cater for older children / all abilities
 - upgrade of area immediately surrounding Willis Park children's playground for use as gathering and picnic areas, or
 - create community gathering space and picnic area at the rear of Oakdale Community Hall
 - upgrade the existing tennis courts
 - provide a multipurpose court in the vacant space adjacent to the tennis court
 - contribute to the renewal / upgrade of Oakdale Community Hall
 - improve lighting in Willis Park for evening training sessions.
2. Council investigates opportunities for the developer to create better connectivity between existing social infrastructure and the proposed development through the provision (of part thereof) of cycling and pedestrian paths in lieu of Section 7.11 contributions.
3. Council investigates opportunities for the developer to create better connectivity between Oakdale and The Oaks through the provision of cycleway (or part thereof) as part of the 15.4km of on road cycleway from Oakdale to Bickley Vale via The Oaks as identified in the Wollondilly Bike Plan Update (Addendum to the Final Report) in lieu of Section 7.11 contributions.
4. Council investigates opportunities for the developer to create better connectivity in Oakdale through the provision of shared paths (or part thereof) as part Council's \$2.7 million Footpath and Shared Path Program to upgrade multiple paths across six communities to create safer and more accessible links in lieu of Section 7.11 contributions.

These recommendations have helped to inform the voluntary planning agreement offer that accompanies this planning proposal.

An **economic assessment report** has been prepared by Deep End Services to accompany the planning proposal (see Appendix O).

The report includes analysis of historic development trends in both the Oakdale area and broader district, as well as consideration of likely future demand for housing having regard to NSW Government population projections and local forecasts prepared by .id consulting on behalf of Wollondilly Shire Council. The analysis demonstrates that both Oakdale and The Oaks have accommodated relatively rapid population and dwelling growth in recent years, supported by incremental rezonings on the fringe of each settlement that have provided an opportunity to accommodate small-scale local housing demand.

Notwithstanding strong historical growth, dwelling projections by DPE and Wollondilly Shire Council anticipate a slowing in underlying demand, which appears to be mainly based on depletion of local supply rather than lack of underlying demand.

When combined with other land demand indicators such as dwelling approvals and land sales, ongoing demand appears to be for around 70 lots per year spread across Oakdale and The Oaks submarkets. This represents a small fraction of the forecast demand for Wollondilly as a whole, which in the future will be driven by more substantial greenfield development in the Wilton Growth Area.

Overall, the total available lot supply within The Oaks and Oakdale was estimated at approximately 54 lots within dedicated subdivisions at the time that the analysis was conducted. Once these are exhausted, lot creation will only occur as low-level infill subdivisions.

Deep End's report assumed that the proposed 208 lots in the concept subdivision that would be facilitated by the planning proposal would accommodate approximately 580 residents (adopting an average household size of approximately 2.79 persons).

This increase to the local population would generate appreciable benefits to the local commercial uses currently operating in Oakdale, helping to make these businesses more sustainable and providing potential to attract new businesses to the local area.

6.4 Infrastructure (Local, State and Commonwealth) (Section D)

6.4.1 Is there adequate public infrastructure for the planning proposal?

An Infrastructure (Utilities) Servicing Report has been prepared for the site by Colliers Engineering and Design (CED) (NSW) (See Appendix P). The report has been based on technical reports and advice from utility providers as outlined below.

Potable Water

According to the Sydney Water's advice, the Site falls within the Oakdale Water Supply Zone (WSZ) which has adequate capacity to service the future development of the Site. The developer would construct the connection to the existing water infrastructure on Burragorang Road and Barkers Lodge Road based on the requirements that will be specified by Sydney Water under a Section 73 Certificate.

Wastewater

According to a feasibility letter from Sydney Water:

- The Site is within the catchment area of West Camden Water Recycling Plant (WRP), which will not have capacity prior to 2028 to service this rezoning; and
- The network capacity of the Oakdale Pressure Sewer System needs to be assessed for connection and servicing the Site

A high-level assessment of the existing sewer levels was conducted by CED which indicates that the proposed development can be serviced by gravity sewer.

Sydney Water's wastewater infrastructure downstream is currently being upgraded, as such a detailed sewer modelling assessment will be warranted at DA stage to confirm the capacity of the sewer network and the sewer invert levels at downstream.

It is anticipated that the rezoning, DA and development process will take about four years and therefore the required network capacity to service the proposed development can be planned by Sydney Water in advance of the development occurrence.

Electricity

The Site is located within the Endeavour Energy (EE) electricity supply zone. A technical review was requested from Endeavour Energy regarding the estimated required capacity and arrangements to service the proposed development.

The review indicates that the proposed development will create an estimated demand of 840kVA which is feasible to be serviced via the existing spare capacity of the adjacent 11kV feeder (H745) on Barkers Lodge Road.

Natural Gas

Jemena does not provide natural gas network in the subject area and there is no planned network extension in the near future. The subdivision will be reliant on electricity for domestic energy purposes which is in line with a current trend away from gas.

Telecommunications

According to the NBN Co. network map and COMEX Design advice, telecommunication services are available for the entirety of the study area, which is serviced by NBN's fixed line infrastructure. NBN has already provisioned other new developments in Oakdale with fibre to the premises (FTTP) technology so the latest NBN Fibre technology has already been provisioned in the area which would likely be used for the proposed development as well.

The Planning Proposal involves mapping the subject site as an urban release area in Wollondilly LEP 2011, meaning the land would be subject to Clause 6.2 (1) of the LEP, reproduced below:

6.2 Public utility infrastructure

- (1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

The applicability of this clause should alleviate concerns Council may hold regarding the uncertainty around timing of future infrastructure provision such as wastewater treatment infrastructure.

6.5 State and Commonwealth interests (Section E)

6.5.1 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

A Scoping Proposal for rezoning of the site to part R2 Low Density Residential and C2 Environmental Conservation was prepared by Gyde Consulting and lodged with Wollondilly Shire Council in August 2022.

A pre-lodgement meeting was held with Council on 26 October 2022.

Council sought feedback on the scoping proposal from a number of government agencies, and received responses from several agencies, provided in full at Appendix Q and summarised below:

Department of Planning and Environment (DPE, now DPHI)

DPE requested clarification from Council as to whether the proposal is needed to address local residential growth for Oakdale, noting that rural towns and villages are not required to play a role in meeting regional or district scale demand for residential growth.

DPE also noted that a previous planning proposal for the site was refused partly as it did not adequately avoid impacts on biodiversity.

DPE indicated that bushfire hazard is a significant issue in the Wollondilly LGA and that a Strategic Bushfire Study should accompany any future planning proposal.

Department of Primary Industries (DPI) – Agriculture

DPI Agriculture raised concerns with the proposal's lack of strategic justification, and quoted the NSW Agriculture Commissioner's report which states that: "ad-hoc rezoning throughout rural zones fragments the landscape which can affect land prices, impede agricultural expansion, and lead to land use conflict. The cumulative impact of this can also have a serious impact on confidence to invest in local agricultural production and supply chains".

Environment and Heritage Group (EHG, now DCCEEW)

EHG recommended resolution of issues raised by the agency in response to the previous planning proposal for the site, including demonstrating that proposed development has sought to avoid and minimise impacts to biodiversity values. The advice stated the proposal should also identify the land to be conserved for biodiversity with proposed zoning and land uses consistent with conservation and protect conservation land through minimum lot sizes, buffers within development land, and ownership and management arrangements to provide for protection of conservation land in perpetuity. EHG recommended that if biodiversity certification is not proposed, a biodiversity assessment should be undertaken in accordance with Stage 1 and 2 of the Biodiversity Assessment Method 2020 (BAM).

Additionally, EHG recommended that the proposal consider the Wollondilly Shire Flood Study and be supported by a flood impact and risk assessment.

Sydney Water

The feedback from Sydney Water to the scoping proposal indicated in relation to potable water that there should be adequate capacity in the water system to service the proposed development, subject to potential amplifications, adjustments, and/or minor extensions.

In relation to wastewater, the advice noted that Sydney Water has recently completed a wastewater planning assessment which indicates that the overall system has capacity to service the proposed residential subdivision.

Water NSW

Water NSW noted that the site lies within the Sydney Drinking Water Catchment (SDWC) and that as such, the Planning Proposal will need to consider and comply with s 9.1 Ministerial Direction 3.3 Sydney Drinking Water Catchment. New development in the SDWC is required to have a neutral or beneficial effect (NorBE) on water quality.

The advice stated that the proposal will need to be able to clearly demonstrate that the site can be serviced with reticulated sewer and water and that there is sufficient capacity in the Sewage Treatment Plant for a development of this size.

Water NSW also recommended that the Planning Proposal:

- describe the watercourses and other water features including farm dams on the site and how these would be addressed as part of the development
- be supported by a water cycle management study incorporating stormwater modelling
- address any potential contamination over the site from past uses
- explain the choice of proposed zoning and minimum lot sizes.

7. Part 4 – Maps

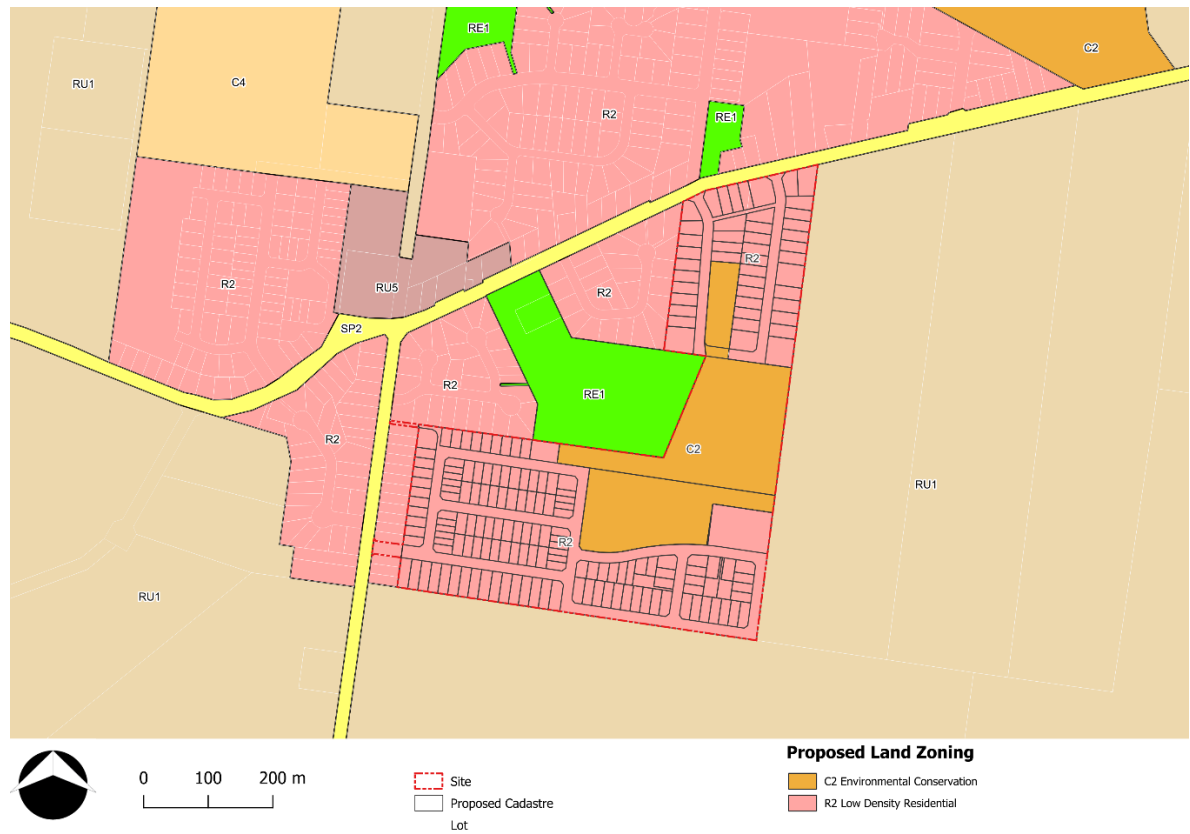
1 Subject site and surrounds



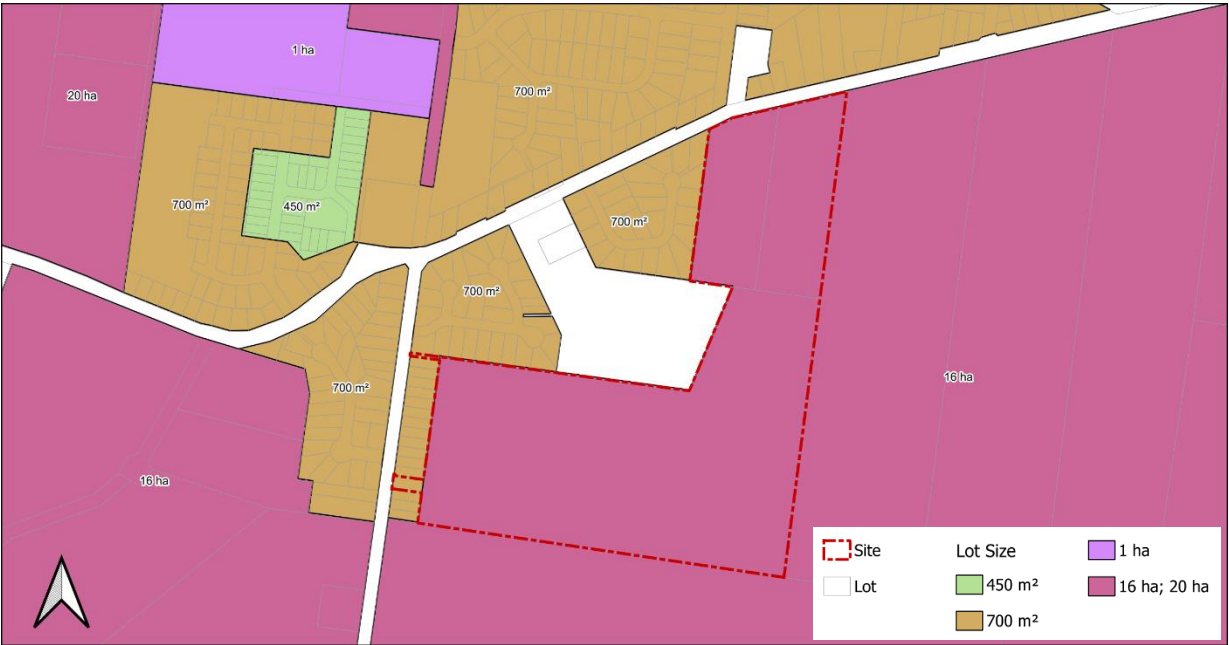
2 Existing zoning



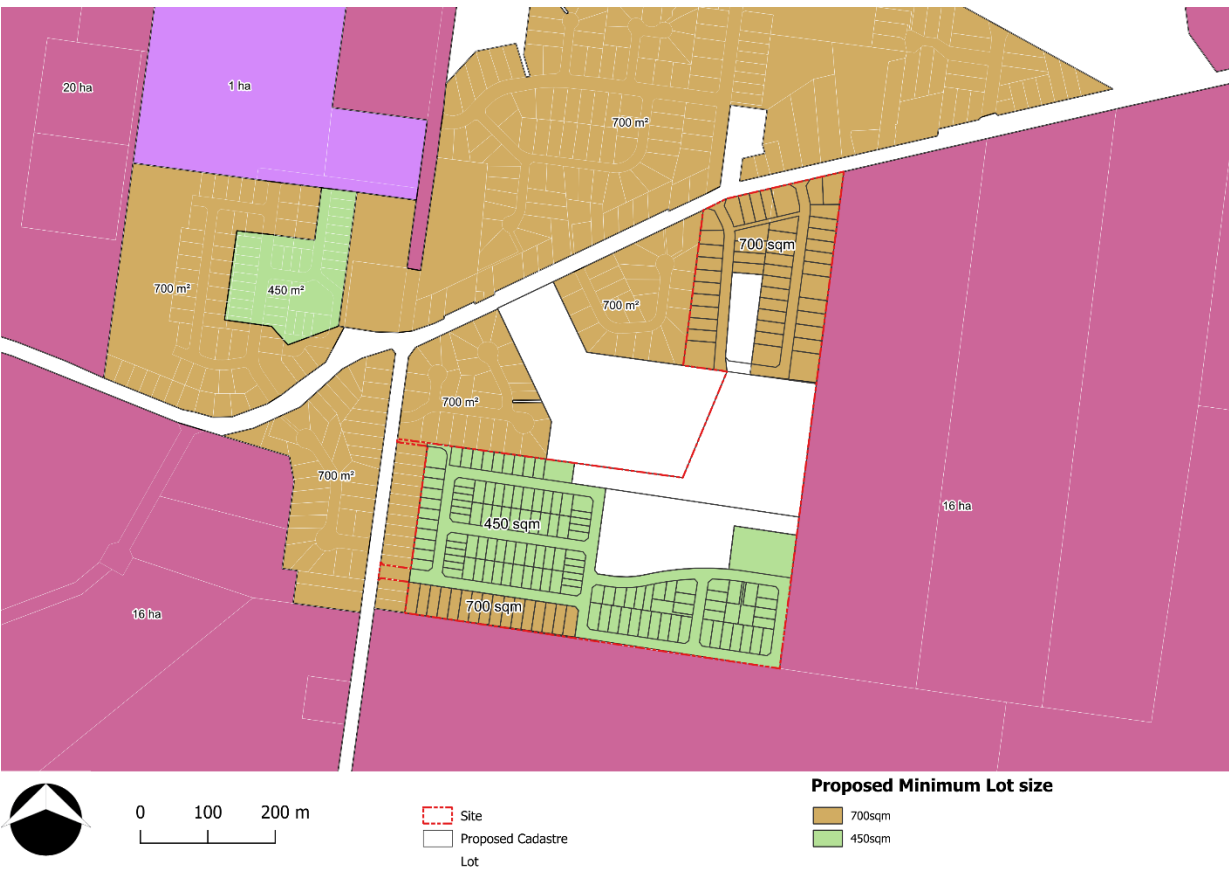
3 Proposed zoning



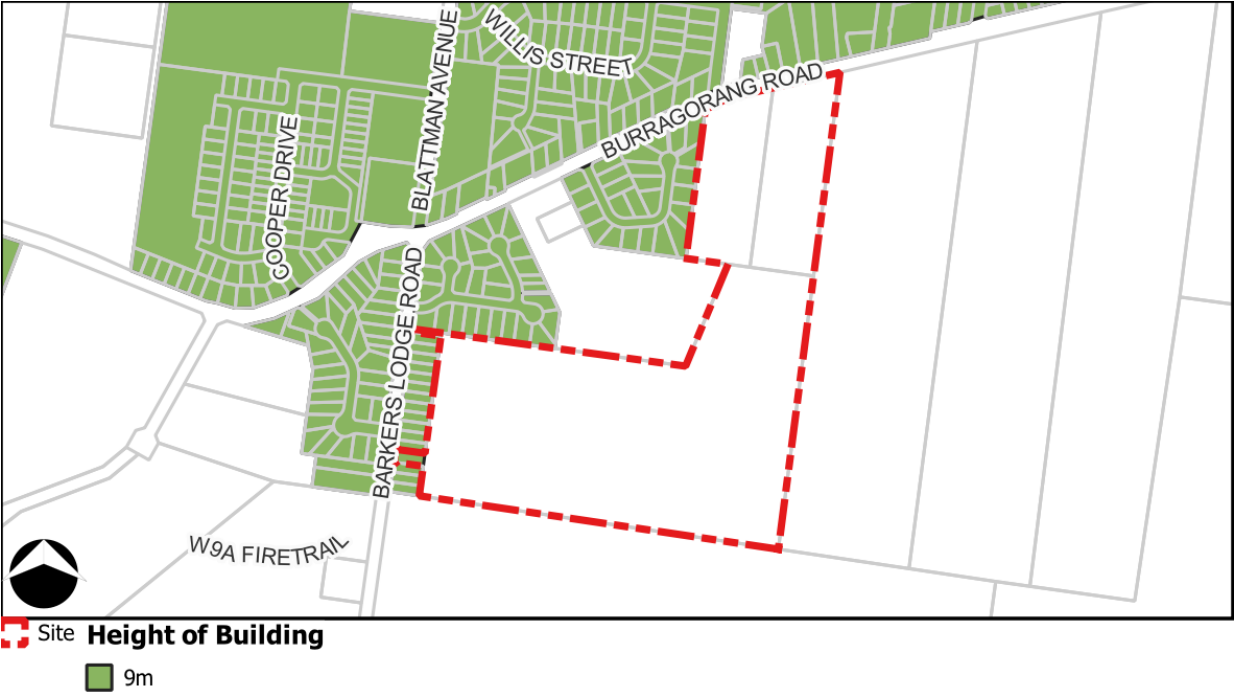
4 Existing Minimum Lot Size



5 Proposed Minimum Lot Size



6 Existing Height of Building



7 Proposed Height of Building



8 Proposed Urban Release Area



8. Part 5 – Community consultation

8.1 Consultation completed prior to lodgement

Consultation has been undertaken by the applicant to prepare this Planning Proposal as follows.

8.1.1 Council and State Agency Consultation

A pre-lodgement meeting was held with Wollondilly Shire Council on 26 October 2022 in relation to a Scoping Proposal submitted in August 2022.

A letter was issued by Council to document matters to be addressed by the proponent in their submission to Council. A copy of this letter is included at Appendix R.

Written responses to the scoping proposal were provided to Council from the following agencies:

- Department of Planning and Environment (now Department of Planning, Housing and Infrastructure)
- Environment and Heritage Group (now Department of Climate Change, Energy, Environment and Water)
- Department of Primary Industries (Agriculture)
- Water NSW
- Sydney Water

A summary of these responses is provided in Section 6.5.1 of this report, with full responses included in Appendix Q.

A further meeting was held with representatives of Wollondilly Shire Council on 19 December 2023 to provide an update on preparation of the planning proposal including discussion on how issues raised by Council in relation to the scoping proposal had been addressed.

8.1.2 Community Consultation

As part of the Social Infrastructure Needs Assessment prepared to support this Planning Proposal, Gyde Consulting undertook consultation with Council's with community and recreation planners as well as the following community sporting organisations:

- Macarthur Bulls Football Club
- Oakdale Workers Rugby League Club
- Burraborang District Soccer Club.

8.2 Consultation to be completed

Division 2.6 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the Gateway Determination. It is anticipated that the Planning Proposal will be categorised as Complex, which is recommended to be publicly exhibited for a maximum period of 30 working days in accordance with the DPE's LEP Making Guideline. This term may be adjusted in the context of Council's Community Participation Plan or if the exhibition occurs during the exclusion period of 20 December and 10 January (inclusive).

The Gateway Determination may also identify the need for the Planning Proposal to be referred to one or more public authorities. Authorities and government agencies are afforded 30-40 working days to provide comments in accordance with the DPE's LEP Making Guideline.

9. Part 6 – Project timeline

The Local Environmental Plan Making Guideline provides an outline project timeline as a tool for Council and the Department to monitor the progress of the planning proposal through the LEP making process and manage resources accordingly.

The timeframes indicated are estimates and may change during the life of the proposal. The project timeline may be amended by Council or in the Gateway determination.

Table 3: Indicative timeframe (Complex planning proposal category)

Stage	max benchmark Timeframe	anticipated commencement date
1. <i>Pre-lodgement</i>	<i>Complete</i>	<i>N/A</i>
2. Planning Proposal <ul style="list-style-type: none"> Consideration by Council Council decision 	120 working days	April 2024
3. Gateway determination	45 working days	June 2025
4. Post-Gateway <ul style="list-style-type: none"> Additional technical studies Pre-exhibition consultation with authorities and government agencies 	70 working days	July 2025
5. Public exhibition and assessment <ul style="list-style-type: none"> Commencement and completion of public exhibition period Consideration of submissions Post-exhibition review and (if required) additional studies Submission to the Department (where applicable) 	115 working days	February 2026
6. Finalisation <ul style="list-style-type: none"> Finalisation checks Final GIS mapping Legal drafting Gazettal of LEP amendment 	70 working days	June 2026

10. Conclusion

This Planning Proposal has been prepared in accordance with the NSW Department of Planning and Environment's Local Environmental Plan Making Guidelines to support the proposed rezoning of land at Oakdale to facilitate a low-density residential subdivision.

The proposal will cater to forecast local population growth and would facilitate a logical expansion of the urban footprint of the Oakdale village, without fragmenting the Metropolitan Rural Area or sterilising productive agricultural land. A concept subdivision has been prepared for the site, indicating a yield of up to 185 residential lots ranging in size from 300 sqm to over 1,000 sqm.

The proposal is also accompanied by an offer for a voluntary planning agreement (VPA) to deliver upgrades to local open space, recreation facilities, community facilities and active transport infrastructure. This VPA offer has been based on consultation with local community groups, who have indicated strong support for additional housing opportunities and the accompanying benefits to the community.

An economic assessment included with proposal found that the expansion in the local population that would be facilitated by the proposal would generate a range of positive economic outcomes including:

- Contribution to local retail spending, supporting the existing shops and creating potential for new businesses.
- Helping to create a sustainable local community through support for local sports and social clubs, community facilities, etc.
- Employment generation through site works and home building.

The proposal has both strategic and site-specific merit, being consistent with the relevant strategic planning framework, and justified by a range of supporting studies, including, but not limited to, a Biodiversity Development Assessment Report, Agricultural Land Capability Study, Strategic Bushfire Study, Aboriginal Cultural Heritage Assessment Report, Social Infrastructure Needs Assessment and Water Cycle Management Strategy

The proposal is considered worthy of Council's support and submission to the Department of Planning, Housing and Infrastructure for a Gateway determination.

Appendix A
Review Tables

State Environmental Planning Policies

The applicability and consistency of this Planning Proposal with State Environmental Planning Policies as of November 2023 is presented below.

Table 1 - Assessment against SEPPs

SEPP	applies?	Commentary
(Biodiversity and Conservation) 2021	Yes	Can be consistent Future development of the land would be subject to provisions made under Chapter 3 Koala Habitat Protection 2020 and Chapter 4 Koala Habitat Protection 2021. Ecological studies prepared by consultant Biosis (Appendix E) have concluded that the land does not constitute Koala habitat as defined under the SEPP, hence no further consideration is required.
(Building Sustainability: BASIX) 2004	Yes	Can be consistent The Planning Proposal will not contain provisions that will contradict nor hinder application of this SEPP
(Exempt and Complying Development Codes) 2008	Yes	Can be consistent The Planning Proposal will not contain provisions that will contradict nor hinder application of this SEPP.
(Housing) 2021	Yes	Can be consistent The Planning Proposal will not contain provisions that will contradict nor hinder application of this SEPP.
(Industry and Employment) 2021	Yes	Can be consistent The Planning Proposal will not contain provisions that will contradict nor hinder application of this SEPP in relation to Advertising and signage.
No. 65 Design Quality of Residential Apartment Development	No	Not applicable Residential apartment buildings would not be a permissible use under the intended provisions.
(Planning Systems) 2021	Yes	Can be consistent Future development of the land may be assessed as regionally significant development. The PP will not contain provisions that will contradict or hinder the application of this SEPP.
(Precincts – Central River City) 2021	No	Not applicable This SEPP does not apply within the LGA.
(Precincts – Eastern Harbour City) 2021	No	Not applicable This SEPP does not apply within the LGA.

SEPP	applies?	Commentary
(Precincts – Regional) 2021	No	Not applicable This SEPP does not apply within the LGA.
(Precincts – Western Parkland City) 2021	No	Not applicable The site is not identified on mapping to which this SEPP applies.
(Primary Production) 2021	No	Not applicable This SEPP is would not apply to future development under the intended provisions.
(Resilience and Hazards) 2021	Yes	Can be consistent This PP is accompanied by a preliminary site contamination investigation (PSI) and preliminary geotechnical assessment by consultants Geo-Environmental Engineering Pty Ltd. While the PSI identified several areas and sources of potential contamination, these were considered unlikely to prevent the future residential use of the site. The PSI recommended that a detailed site investigation accompany any future development applications for residential subdivision. The geotechnical assessment concluded that the site is suitable for residential building loads. The PP will not contain provisions that will contradict or hinder the application of this SEPP.
(Resources and Energy) 2021	No	Not applicable This SEPP would not apply to future development under the intended provisions.
(Transport and Infrastructure) 2021	Yes	Can be consistent A DA for development may rely on consideration of specific assessment matters and/or consultation with relevant public authorities during the assessment process or prior to development commencing, including in relation to: <ul style="list-style-type: none"> • Council-related infrastructure or services (Wollondilly Council) • Consideration of Planning for Bushfire Protection (RFS) • Development likely to affect an electricity transmission or distribution network (Ausgrid) • Development with frontage to classified road (TfNSW) • Traffic-generating development (TfNSW) • Water supply and wastewater networks (Sydney Water) This PP is supported by technical reports identifying preliminary considerations the above for consideration by the relevant authorities as this PP progresses.

Local Planning Directions

The applicability and consistency of this Planning Proposal with Ministerial Directions issued under Section 9.1 of the EP&A Act as of April 2022 is presented below.

Table 2 – Assessment against Local Planning (Ministerial) Directions

Direction	Applicable	Commentary on consistency
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	Not applicable This direction does not apply within the LGA.
1.2 Development of Aboriginal Land Council land	No	Not applicable Chapter 3 – Aboriginal Land within the SEPP (Planning Systems) 2021 does not currently apply to the site.
1.3 Approval and Referral Requirements	Yes	Consistent This direction applies to all PPs in relation to provisions that require the concurrence, consultation, or referral of DAs to a Minister or public authority. The intended provisions of this PP do not contain requirements for concurrence, consultation, or referral of a Minister or public authority, and do not identify development as designated development.
1.4 Site Specific Provisions	Yes	Consistent This direction applies where PPs seek allow a particular development to be carried out and is intended to discourage unnecessarily restrictive site-specific controls. To be consistent with this direction, the intended provisions remain consistent with the planning control application approach reflected within Council's LEP and no site-specific controls (e.g., Additional Permitted Uses) are proposed.
1.4A Exclusion of Development Standards from Variation	No	Not applicable This direction does not apply as the PP does not propose to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.
Focus area 1: Planning Systems – Place-based		

Direction	Applicable	Commentary on consistency
1.5 Parramatta Road Corridor Urban Transport Strategy	No	Not applicable This direction does not apply to the subject site.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the subject site.
1.7 Implementation of Greater Parramatta Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the subject site.
1.8 Implementation of Wilton Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable This direction does not apply to the subject site.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	Not applicable This direction does not apply to the subject site.
1.10 Implementation of Western Sydney Aerotropolis Plan	No	Not applicable This direction does not apply to the subject site.
1.11 Implementation of Bayside West Precincts 2036 Plan	No	Not applicable This direction does not apply to the subject site.
1.12 Implementation of Planning Principles for the Cookes Cove Precinct	No	Not applicable This direction does not apply to the subject site.
1.13 Implementation of St Leonards and Crows Nest P2036 Plan	No	Not applicable This direction does not apply to the subject site.
1.14 Implementation of Greater Macarthur 2040	No	Not applicable This direction does not apply to the subject site.
1.15 Implementation of Pyrmont Peninsula Place Strategy	No	Not applicable This direction does not apply to the subject site.

Direction	Applicable	Commentary on consistency
1.16 North West Rail Link Corridor Strategy	No	Not applicable This direction does not apply to the subject site.
1.17 Implementation of Bays West Place Strategy	No	Not applicable This direction does not apply to the subject site.
1.18 Implementation of the Macquarie Park Innovation Precinct	No	Not applicable This direction does not apply to the subject site.
1.19 Implementation of the Westmead Place Strategy	No	Not applicable This direction does not apply to the subject site.
1.20 Implementation of the Camellia-Rosehill Place Strategy	No	Not applicable This direction does not apply to the subject site.
1.21 Implementation of South West Growth Area Structure Plan	No	Not applicable This direction does not apply to the subject site.
1.22 Implementation of the Cherrybrook Station Place Strategy	No	Not applicable This direction does not apply to the subject site.
Focus area 2: Design and place		
No directions at the time of writing		
Focus area 3: Biodiversity and Conservation		
3.1 Conservation zones	Yes	Consistent This direction requires the PP to include provisions that facilitate the protection and conservation of environmentally sensitive areas. A BDAR has been prepared for the site to identify and quantify impacts to native flora and fauna as a result of the proposal. A key outcome of the proposal is to apply a C2 Environmental Conservation zoning over 6.7 ha of high value vegetation.
3.2 Heritage Conservation	Yes	Consistent This direction requires the PP to include provisions that facilitate the conservation of specified heritage matters.

Direction	Applicable	Commentary on consistency
		<p>An Aboriginal Cultural Heritage Assessment Report has been prepared in relation to the land the subject of the PP. Two previously recorded Aboriginal heritage sites were not able to be located during a survey conducted on 9 August 2023. No new cultural heritage sites were identified, nor any areas of archaeological sensitivity.</p> <p>The report contains recommendations for managing impacts on Aboriginal heritage prior to development of the subject site.</p>
<p>3.3 Sydney Drinking Water Catchments</p>	Yes	<p>Consistent</p> <p>This direction requires planning proposals to be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:</p> <ul style="list-style-type: none"> (a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater), and (b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and (c) the ecological values of land within a Special Area should be maintained. <p>When preparing a planning proposal, the planning proposal authority must:</p> <ul style="list-style-type: none"> (a) consult with Water NSW, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and (b) ensure that the proposal is consistent with Part 6.5 of Chapter 6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and (c) identify any existing water quality (including groundwater) risks to any waterway occurring on, or adjacent to the site, and (d) give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by WaterNSW, and (e) zone land within the Special Areas generally C1, C2 or SP2 dependent on land tenure and elevation relative to water supply levels, and

Direction	Applicable	Commentary on consistency
		<p>(f) include a copy of any information received from WaterNSW as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&A Act.</p> <p>Compliance with the principles of this direction is demonstrated in the Water Cycle Management Plan provided at Appendix J.</p>
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	<p>Not applicable</p> <p>This direction does not apply within the LGA.</p>
3.5 Recreation Vehicle Areas	Yes	<p>Consistent</p> <p>The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p>The PP does not intend to enable land to be developed for the purpose of a recreation vehicle area.</p>
3.6 Strategic Conservation Planning	No	<p>Not applicable</p> <p>This direction applies when preparing a planning proposal that relates to land that, under the SEPP (Biodiversity and Conservation) 2021, is identified as avoided land or a strategic conservation area.</p> <p>The subject site is not avoided land nor is it located within a strategic conservation area.</p>
3.7 Public Bushland	Yes	<p>Consistent</p> <p>The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by:</p> <p>(a) preserving:</p> <ul style="list-style-type: none"> i. biodiversity and habitat corridors, ii. links between public bushland and other nearby bushland, iii. bushland as a natural stabiliser of the soil surface, iv. existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores,

Direction	Applicable	Commentary on consistency
		<p>v. the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land, and</p> <p>(b) mitigating disturbance caused by development,</p> <p>(c) giving priority to retaining public bushland.</p> <p>The PP is consistent with the objectives of this direction as it will apply environmental land use zones to areas of high environmental value.</p>
3.8 Willandra Lakes Region	No	<p>Not applicable</p> <p>This direction does not apply to the subject site.</p>
3.9 Sydney Harbour Foreshores and Waterways Area	No	<p>Not applicable</p> <p>This direction does not apply to the subject site.</p>
3.10 Water Catchment Protection	No	<p>Not applicable</p> <p>This direction does not apply to land within the Sydney Drinking Water Catchment.</p>
Focus area 4: Resilience and Hazards		
4.1 Flooding	Yes	<p>Consistent</p> <p>This direction applies where a planning proposal creates, removes or alters a zone or a provision that affects flood prone land.</p> <p>A flood assessment and water cycle management plan has been prepared for the site and is contained at Appendix J. Impacts of the proposed development on flood behaviour was modelled using the software program TUFLOW, building on information available in the Wollondilly Shire Flood Study Broad Scale Assessment (Advisian, 2021). The results indicate an overall improvement in local drainage is expected as a result of catchment redistributions and formalisation of detention basins as allowed for in the proposed zoning plan.</p>
4.2 Coastal Management	No	<p>Not applicable</p> <p>The SEPP (Coastal Management) 2018 does not apply to the site.</p>
4.3 Planning for Bushfire Protection	Yes	<p>Consistent</p> <p>This direction applies where a planning proposal will affect land mapped bushfire prone land.</p>

Direction	Applicable	Commentary on consistency
		A Strategic Bushfire Study, contained at Appendix G, has demonstrated compliance with this direction and concluded that the Planning Proposal provides a highly suitable application that can respond to the bushfire risk affecting the site and which will satisfy the aim, objectives and requirements within PBP to provide for the protection of life and the minimisation of impact on property while having due regard to the development potential, site characteristics and protection of the environment
4.4 Remediation of Contaminated Land	Yes	<p>Consistent</p> <p>Clause 4 of this Direction requires the planning authority to, at minimum, consider whether the land is contaminated.</p> <p>This PP is accompanied by a preliminary site contamination investigation (PSI) and preliminary geotechnical assessment by consultants Geo-Environmental Engineering Pty Ltd (Appendices D and L). While the PSI identified several areas and sources of potential contamination, these were considered unlikely to prevent the future residential use of the site. The PSI recommended that a detailed site investigation accompany any future development applications for residential subdivision.</p> <p>The geotechnical assessment concluded that the site is suitable for residential building loads.</p>
4.5 Acid Sulfate Soils	No	<p>Not applicable</p> <p>The site is not identified on any Acid Sulfate Soils mapping.</p>
4.6 Mine Subsidence and Unstable Land	No	<p>Not applicable</p> <p>The site is not within a Mine Subsidence District.</p>
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	<p>Consistent</p> <p>This direction applies to a PP that will create, remove or alter a zone or provision relating to urban land.</p> <p>The PP must be consistent with the aims, objectives, and principles of:</p> <ul style="list-style-type: none"> (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001)

Direction	Applicable	Commentary on consistency
		The proposal is considered able to be consistent with the aims, objectives and relevant principles of Improving Transport Choice – Guidelines for planning and development. A proposed VPA will provide facilities for pedestrian and cycle access complementing good urban design within the future subdivision of the site.
5.2 Reserving Land for Public Purposes	Yes	Consistent The PP does not seek to create, alter or reduce existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	No	Not applicable There are no regulated airports or defence airfields within 10km of the site that would trigger this direction.
5.4 Shooting Ranges	No	Not applicable There are currently no known shooting ranges adjoining the site that would trigger this direction.
Focus area 6: Housing		
6.1 Residential Zones	Yes	Consistent This direction applies to a PP that will affect land within an existing or proposed residential zone. It requires that the PP contains provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. The proposal will facilitate low density housing on lot sizes ranging from approximately 300 to 1,000 sqm on land within 800m of the Oakdale village centre. The housing will make efficient use of existing infrastructure including (complete based on servicing report)

Direction	Applicable	Commentary on consistency
		<p>While the proposal involves greenfield development, it represents a logical extension to the existing urban footprint at Oakdale and will help to strengthen the viability of businesses and community groups in the village.</p> <p>A site specific DCP to be prepared for the site will help ensure the proposal integrates appropriately with its surrounds and is of good design.</p> <p>Additionally, this direction requires that the PP must:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.</p> <p>Clause 7.1 of Wollondilly LEP 2011, will satisfy condition (a) above. The PP will serve to increase the residential density of the land, satisfying condition (b).</p>
6.2 Caravan Parks and Manufactured Home Estates	Yes	<p>Consistent</p> <p>Caravan Parks are not permissible under the current zoning, nor are they permissible under the zoning proposed under the PP, which will also not permit Manufactured Home Estates.</p>
Focus area 7: Industry and Employment		
7.1 Employment Zones	No	<p>Not applicable</p> <p>The PP would not affect land within an existing or proposed employment zone.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	No	<p>Not applicable</p> <p>This direction does not apply within the LGA.</p>
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	No	<p>Not applicable</p> <p>This direction does not apply to the subject site.</p>
Focus area 8: Resources and Energy		
8.1	No*	Not applicable

Direction	Applicable	Commentary on consistency
Mining, Petroleum Production and Extractive Industries		There are currently no known extractive resources identified within the subject site that would trigger this direction.

Focus area 9: Primary Production		
9.1 Rural Zones	Yes	<p>Inconsistent</p> <p>The objective of this direction is to protect the agricultural production value of rural land.</p> <p>This direction applies when a PP will affect land within an existing or proposed rural zone (including alteration of any existing rural zone boundary).</p> <p>A PP must not rezone land from a rural zone to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, village or tourist zone.</p> <p>The PP is inconsistent with this direction as it proposes to rezone land from RU1 Primary Production to R2 Low Density Residential.</p> <p>It is submitted that the inconsistency is of minor significance for the following reasons:</p> <ul style="list-style-type: none"> • The PP only seeks to rezone approximately 17 ha of land to a residential zone • The land does not currently support agricultural production • The site already directly adjoins low density residential development • The site contains soils comprising heavy clays which have low fertility and may be strongly acidic
9.2 Rural Lands		<p>Consistent</p> <p>This direction is applicable as the PP will affect land within an existing or proposed rural zone (including the alteration of an existing rural zone boundary).</p> <p>The PP is not considered to be inconsistent with this direction. While it will result in the loss of 17 ha of land currently zoned for primary production, in practice, the proposed rezoning of the subject site will have a negligible effect on agriculture or primary production. A full assessment of the PP against this direction is provided below under the heading Rural Planning Principles.</p>

9.3 Oyster Aquaculture		Not applicable The PP does not propose a change in land use which could affect an identified "Priority Oyster Aquaculture Area" or "current oyster aquaculture lease in the national parks estate."
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	No	Not applicable This direction does not apply to the subject site.

Rural Planning Principles

An assessment of the Proposal against Local Planning Direction 9.2 is provided below.

Table: Rural Planning Principles

Principle	Comment
(1) A Planning Proposal must:	
a. be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement	The proposal is considered consistent with relevant directions within the Western City District Plan and Wollondilly Local Strategic Planning Statement, as outlined in sections 6.1 and 6.2 of this report.
b. consider the significance of agriculture and primary production to the State and rural communities	The site is not used for primary production or agriculture (apart from the agistment of a small number of horses on Lot 6).
c. identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources	<p>A Biodiversity Development Assessment Report has been carried out for the site (refer to Appendix E). The findings of that report have informed the proposed zoning of the site, which will conserve the majority of existing vegetation under an Environmental Conservation zone (6.74 hectares or 28% of the site area). This area will be subject to a vegetation management plan covering the rehabilitation and ongoing management of the land, which is intended to be dedicated to Council in accordance with the Wollondilly Shire Council Dedication of Land Policy. Unavoidable clearing will be offset in accordance with the NSW biodiversity offset scheme.</p> <p>Archaeological and Aboriginal Cultural Heritage Assessment (ACHA) reports have been prepared for the site by consultants Biosis in consultation with 20 registered Aboriginal parties (RAPs) (see Appendix H).</p> <p>The ACHA notes that 2 Aboriginal Heritage Information Management System (AHIMS) sites AHIMS 52-2-4494/BR-IF-01 and AHIMS 52-2-4493/BR-IF-02 are located within the study area - both isolated artefact sites. Neither site was able to be located during the archaeological survey carried out for the project, and no further Aboriginal sites or objects were identified during the survey</p> <p>A Water Cycle Management Strategy Report incorporating a Water Cycle Management Plan (WCMP) and flood assessment has been prepared for the site by Colliers International Engineering & Design (NSW) (see Appendix J).</p>

	<p>Given the site's location within the Sydney drinking water catchment, Council and Water NSW require that development have a Neutral or Beneficial Effect (NorBE) on water quality.</p> <p>The WCMP employs a combination of rainwater tanks, gross pollutant traps and bioretention basins to treat stormwater runoff from the site. The industry-standard MUSIC model was used to demonstrate that the WCMP would reduce mean annual pollutant loads by more than 50 percent, satisfying NorBE requirements.</p> <p>The details of the water quality treatment train are subject to further detailed design and modelling at DA stage, however the preliminary assessment of Water Quality measures undertaken for the site shows that the treatment train of distributed rainwater tanks in combination with end-of-line bioretention and detention basins will be sufficient to satisfy the water quality targets set by Council guidelines.</p>
d. consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions	<p>The subject site contains areas of relatively intact native vegetation in addition to cleared areas and areas containing scattered trees and/or low condition vegetation.</p> <p>The site contains 3 farm dams in total. Ephemeral 1st order watercourses are mapped within Lot 1 and Lot 6.</p> <p>A <u>Preliminary Geotechnical Assessment</u> was prepared for the subject site by Geo-Environmental Engineering Consulting, included at <i>Appendix L</i>. The report found that the site is underlain by the Blacktown Soil Landscape Group, which typically comprise heavy clays, have low fertility and may be strongly acidic.</p> <p>A geotechnical assessment has considered soil conditions on the site and determined that the soil comprises heavy clays with low fertility and high acidity.</p> <p>NSW Land and Soil Capability Mapping indicates the site is located in an area classified as Class 4 "moderate to severe limitations".</p>
e. promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities	<p>The proposal is not inconsistent with the promotion of investment in rural economic activities.</p>

f. support farmers in exercising their right to farm	The proposal is not inconsistent with farmers exercising their right to farm, being deemed compatible with the existing rural operations of adjoining landowners.
g. prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use	The location of the land, which directly adjoins existing residential development to the north and west, will ensure that fragmentation of rural land and the risk of land use conflict is minimised. As demonstrated in Figure 8 of this Planning Proposal, the proposed rezoning will not increase the length of interface between urban and rural-zoned land.
h. consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land	At the time of writing, there was no State significant agricultural land identified in the SEPP. It is also noted that there is no regionally mapped biophysical strategic agricultural land (BSAL) within or adjacent to the Study Area.
i. consider the social, economic and environmental interests of the community.	<p>The proposal has had regard to the social, economic and environmental interests of the community. The social and economic benefits of the proposed housing and additional local population it would support are considered to outweigh any disbenefits from the loss of rural zoned land.</p> <p>The proposal includes the offer of a voluntary planning agreement to upgrade community infrastructure including local parks and sporting facilities, shared pathways and the Oakdale Community Hall.</p> <p>An economic assessment has shown that the housing and increased population that would result from the proposed rezoning would generate appreciable benefits to the local commercial uses currently operating in Oakdale, helping to make these businesses more sustainable and providing potential to attract new businesses to the local area.</p> <p>High value environmental land will be conserved under appropriate zoning and ongoing management regimes.</p>
(2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:	
a. is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses	The planning proposal does not change the existing minimum lot size on land within a rural or conservation zone.

b. will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains	
c. where it is for rural residential purposes:	
<div><div>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres</div><div>ii. is necessary taking account of existing and future demand and supply of rural residential land.</div></div>	

Appendix B

Housing Analysis – Gyde Consulting

GYDE

Appendix C

Voluntary Planning Agreement Report –
Colliers International Engineering & Design

GYDE

Appendix D

Preliminary Site Investigation – Geo- Environmental Engineering

GYDE

Appendix E

Biodiversity Development Assessment Report – Biosis

GYDE

Appendix F

Vegetation Management Plan – Restore
Environmental Consultants

GYDE

Appendix G

Strategic Bushfire Study – Blackash Bushfire
Consulting

GYDE

Appendix H

Archaeological Report and Aboriginal
Cultural Heritage Report – Biosis

GYDE

Appendix I

Historical Heritage Report – Biosis

GYDE

Appendix J

Flooding and Water Cycle Management Plan
– Colliers International Engineering & Design

GYDE

Appendix K

Traffic Impact Assessment – Transport and
Traffic Planning Associates

GYDE

Appendix L

Preliminary Geotechnical Assessment – Geo-Environmental Engineering

GYDE

Appendix M

Watercourse Assessment – Travers Bushfire
and Ecology

GYDE

Appendix N

Social Infrastructure Needs Assessment –
Gyde Consulting

GYDE

Appendix O

Economic Assessment – Deep End Services

GYDE

Appendix P

Infrastructure Servicing Report –
Colliers International Engineering & Design

GYDE

Appendix Q

Government Agency Responses to Scoping Proposal

GYDE

Appendix R

Wollondilly Shire Council response to
Scoping Proposal

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Appendix S

Agricultural Land Capability Study – Gyde Consulting

Appendix T

Agricultural Economist Advice – AgEconPlus
Consulting

GYDE