

WOLLONDILLY SHIRE COMMUNITY FORUM – 18 MARCH 2025

ITEM 8o SILVERDALE ROAD THE OAKS

Introduction:

May I initially reinforce, on behalf of my client, my appreciation for the deferment and opportunity to express my concerns with the officer recommendation that the proposal not proceed for a Gateway Determination.

Background

The irony is that a similar proposal was supported by Council for a Gateway Determination in July 2016, but did not proceed given the non-provision of documentation required by Council.

The Planning Proposal was reconsidered by the new owners as a reduced scale of 9 x 4,000m² rural residential lots to be zoned R5 – Large Lot Residential and was subject to several requests for additional information in late 2023, with then Proposal relodged in July 2024.

Upon relodgement, Council request additional information pertaining to:

- Odour
- Bushfire hazard/management
- Section 9.1 local planning directions
- Sydney Water servicing
- Earlier (2016) Department of Planning requirements

Current Position

The recent deferred Council report incorrectly states that much of the required information was not provided and remains outstanding and that the limited information submitted is inadequate. This is the first knowledge I have of the purported shortcomings of the submitted information.

Sydney Water has communicated that wastewater service capacity will not be available until 2028. It is noted that such date would align with the rezoning, subdivision and land registration process.

Housing Supply and Diversity

Council's exclusive commitment to the urban release areas of Wilton and Greater Macarthur fails to address broader ranging housing opportunities aligned to the existing towns and villages. Additionally, Council's commitment to housing diversity is not delivered in the urban release areas alone.

Metropolitan Rural Area

The Metropolitan Rural Area (MRA) incongruously applies to large expanses of existing towns and villages and their immediate environs and is promoted by Council and the Local Planning Panel as a major constraint.

Yet the Western City District Plan establishes:

“Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area.”

The proposal has no adverse impacts on the amenity of the local area, it being compatible with the established Browns Road density residential precinct (existing amenity) provides for the conservation of vegetated escarpment land and limited ridgetop embellishment (environmental), does not adversely impact Aboriginal or European cultural heritage (environmental and social) in a modest way addresses housing diversity (social and economic) and provides enhanced Browns Road emergency accessibility (social and economic).

Conclusion

Clearly, the proposal has demonstrated strategic and site-specific merit and provides a logical extension to the southern residential development in The Oaks village. In doing so, it will facilitate emergency access to the Browns Road precinct, provide increased housing diversity, ensure preservation of the vegetated escarpment and not create an undesirable precinct and provide a transition between the R2 – Low Density Residential zone and the RU2 – Rural Landscape zone.

Should you need to confirm anything further, please contact our office.



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