

## Attachment 5: Assessment against the CSP

In respect to growth, the CSP provides the following key principles:

*The current estimated population of Wollondilly Shire is approximately 48,000 and Council is predicting that this number could head towards 100,000 or beyond over the next 20 to 30 years. Council will be planning for this growth to occur in accordance with the following four key principles and objectives:*

### 1. Rural Protection:

*Council is committed to managing growth so as to:*

- *Protect our rural lands, rural landscapes and their surrounding environments;*
- *Protect the natural resources and systems upon which agriculture depends;*
- *Support and maintain a viable agricultural industry and encourage further agricultural investment in the Shire;*
- *Minimise the fragmentation of rural lands;*
- *Minimise rural land use conflict.*

Comment: The Draft Planning Proposal is contrary to the principle above as it would contribute to the large scale development and fragmentation of rural lands. The Agricultural Land Classification Atlas from NSW Agriculture (1995) identifies much of the site as *having land suitable for grazing and well suited for pasture improvement which could be cultivated or cropped in rotation with pasture and on that basis it would be more appropriate to retain the rural zoning of the land with the intent of promoting agricultural uses in the area.*

Although a large proportion of the areas of the site that contain significant stands of vegetation would be retained, the scale of the development would diminish the rural landscape. The current landscape in this area is typified by open rural lands and their interface with significant vegetation areas and gullies and this would be lost through the proposed development. There is also the possibility that the Draft proposal could conflict with a number of established uses such as the shooting range on Avoca Road and existing agricultural uses in the area.

### 2. Growth in and around our existing towns

*Council will only support appropriately scaled growth within and around its existing towns and villages that:*

- *Respects the character, setting and heritage of those towns and villages;*
- *Supports the economic and social sustainability of those towns and villages;*
- *Mitigates or minimises adverse environmental impacts;*
- *Retains green space/rural lands separation between towns and villages;*
- *Incorporates appropriate and timely infrastructure provision to meet the needs of the existing and incoming population;*
- *Addresses the cumulative impacts and infrastructure requirements when considered in conjunction with other proposals;*
- *Does not compromise or conflict with the concept and vision of rural living (as defined in the following section of this CSP);*
- *Has incorporated, and has been informed by extensive community engagement.*

Comment: The Draft Planning Proposal would contribute to a development that would essentially resemble a new town rather than a sympathetic extension which respects the character of the existing Silverdale village. Although the proposal intends to provide a substantial level of infrastructure upgrades to service the development, the proposal would be

contrary to the principle above to achieve appropriate green spaces between the Shire's Towns and Villages and would detract from the rural village character of Silverdale.

3. *Wilton New Town*

*Council's priority focus for growth will be the development of a new town at Wilton and Council will not support the development of new towns or villages in other areas of the Shire. The vision for Wilton is to create a major new town over the next 20-30 years which will incorporate 16,600 homes for a population of approximately 50,000 people.*

Comment: Since the submission of the Draft Planning Proposal at Eltondale, Wilton has been identified as a priority growth area which was announced through an amendment to the Growth Centres SEPP in 2016. The growth area at Wilton presents an opportunity to relieve other villages such as Warragamba and Silverdale of significant growth in order to retain their established character and therefore the Eltondale Proposal is not consistent with this principle in the Community Strategic Plan.