

## Attachment 6: Assessment against the GMS 2011

The GMS contains Key Policy Directions which form the overarching growth strategy for Wollondilly and are outlined as follows:

Key Policy Direction	Comment
<b>General Policies</b>	
P1 All land use proposals need to be consistent with the key Policy Directions and Assessment Criteria contained within the GMS in order to be supported by Council.	The Draft Planning Proposal is not consistent with the key policy directions and assessment criteria contained in the Plan.
P2 All land use proposals need to be compatible with the concept and vision of "Rural Living" (defined in Chapter 2 of the GMS).	The proposal is inconsistent with the concept and vision of rural living in the GMS as the scale of the development would detract from the rural character of the existing Silverdale village and result in the loss of agricultural lands in the area.
P3 All Council decisions on land use proposals shall consider the outcomes of community engagement.	Preliminary Notification has been undertaken and the responses considered.
P4 The personal financial circumstances of landowners are not relevant planning considerations for Council in making decisions on land use proposals.	The personal financial circumstances of landowners have not been given consideration in the assessment of this Planning Proposal.
P5 Council is committed to the principle of appropriate growth for each of our towns and villages. Each of our settlements has differing characteristics and differing capacities to accommodate different levels and types of growth (due to locational attributes, infrastructure limitations, geophysical constraints, market forces etc.).	The proposal is not consistent with this policy direction. The scale of the development would diminish the existing established character of Silverdale as a small rural village and is therefore not considered an appropriate level of growth for the locality.
<b>Housing Policies</b>	
P6 Council will plan for adequate housing to accommodate the Shire's natural growth forecast.	The dwelling forecast for Silverdale in the GMS will be achieved through three other finalised Planning Proposals and one other proposal in North Silverdale that is at an advanced stage of the Planning Proposal process. The Eltondale Planning Proposal is therefore not considered to be consistent with the Shire's growth forecast.
P8 Council will support the delivery of a mix of housing	The proposal would contribute to a mix of housing in the area.

types to assist housing diversity and affordability so that Wollondilly can better accommodate the housing needs of its different community members and household types.	
P9 Dwelling densities, where possible and environmentally acceptable, should be higher in proximity to centres and lower on the edges of towns (on the “rural fringe”).	<p>The proposal includes lot sizes which are not suitable for an area on the edge of the existing town of Silverdale. The current lot sizes within the village of Silverdale are typically 700 square metres.</p> <p>Some Medium Density zoned land is proposed in the current North Silverdale Planning Proposal which will be supplied following an expansion to the existing village centre commercial zone.</p> <p>Larger lot sizes are currently provided along the southern boundary of Silverdale which vary from 2000 to 4000 square metres. These larger lot sizes provide a defined town boundary to the Silverdale area for large scale residential growth.</p> <p>The lot sizes proposed across much of the site are 300 square metres which would not be in accordance with the principle of promoting higher density closer to town centres. It would also compromise the larger lot sizes provided along the southern boundary of Silverdale as a transition into the rural zoned land.</p> <p>This highlights that the proposal represents a new town rather than an extension to the existing village and the proposed development site would achieve no separation and green space between the existing Silverdale village.</p>
P10 Council will focus on the majority of new housing being located within or immediately adjacent to its existing towns and villages.	The housing provided with the proposal is located immediately adjacent to the existing Silverdale village, however the scale of the development is not consistent with the character of the area.
<b>Macarthur South Policies</b>	
Key Policy Directions P11, P12, P13 and P14 are not applicable to this planning proposal. The subject land is not with the Macarthur South area.	N/A
<b>Employment Policies</b>	

P15 Council will plan for new employment lands and other employment generating initiatives in order to deliver positive local and regional employment outcomes.	N/A
P16 Council will plan for different types of employment lands to be in different locations in recognition of the need to create employment opportunities in different sectors of the economy in appropriate areas.	N/A
<b>Integrating Growth and Infrastructure</b>	
P17 Council will not support residential and employment lands growth unless increased infrastructure and servicing demands can be clearly demonstrated as being able to be delivered in a timely manner without imposing unsustainable burdens on Council or the Shire's existing and future community.	The proposal would require significant infrastructure upgrades and it has been demonstrated that these could be provided at the relevant stage of the development across the site.
P18 Council will encourage sustainable growth which supports our existing towns and villages, and makes the provision of services and infrastructure more efficient and viable – this means a greater emphasis on concentrating new housing in and around our existing population centres.	The proposal has included provisions for service infrastructure, including transport and servicing infrastructure to be provided in accordance with the staging of the proposal.
P19 Dispersed population growth will be discouraged in favour of growth in, or adjacent to, existing population centres.	The proposal is located adjacent to the southern boundary of the existing Silverdale village, however, the proposal is not considered to be of an appropriate scale to be undertaken as an extension to the existing village of Silverdale/Warragamba.
P20 The focus for population growth will be in two key growth centres, being the Picton/Thirlmere/Tahmoor Area (PTT) area and the Bargo Area. Appropriate	N/A

smaller growth opportunities are identified for other towns.	
<b>Rural and Resource Lands</b>	
P21 Council acknowledges and seeks to protect the special economic, environmental and cultural values of the Shire's lands which comprise waterways, drinking water catchments, biodiversity, mineral resources, agricultural lands, aboriginal heritage and European rural landscapes.	The scale of the proposal would result in an unreasonable loss of agricultural land in the area. OEH has advised that it is likely that aboriginal heritage items exist on the site which may come under threat should the proposal proceed. The scale of the development would contribute to the loss of rural character of the area and detract from the rural landscape that currently exists when entering the village area of Silverdale.
P22 Council does not support incremental growth involving increased dwelling entitlements and/or rural lands fragmentation in dispersed rural areas. Council is however committed to maintaining where possible practicable, existing dwelling and subdivision entitlements in rural areas.	The proposal would effectively be a new town and would not achieve a suitable separation from Silverdale to retain the existing character of the area. The proposal would contribute to the loss of rural land for agricultural production.