

Attachment 2; Matrix & Table Summarising Stakeholder submissions to the West Tahmoor Minimum Lot Size Amendment No.3 Planning Proposal

MATRIX OF KEY ISSUES RAISED IN SUBMISSION

Submission No.		Issues Raised							
		Traffic and transportation	Rural living	Lot Size and buffers	Recreation Land and Facilities	Inadequate infrastructure and services	Flora and fauna	Employment and industrial land	Crime and social problems
1	No						•		
2	No	•	•		•			•	•
3	No		•						
4	No		•						
5	No	•	•	•					
6	No			•					
7	No	•				•			
8	No	•	•	•		•			
9	No	•	•	•					
10	No			•		•	•		
11	No	•	•	•					
12	No	•		•					
13	No	•							
14	No	•	•		•	•	•	•	
15	No	•		•					
16	No	•							
17	No	•			•				
		12	8	8	3	4	3	2	1

TABLE SUMMARISING SUBMISSIONS AND COUNCIL’S RESPONSE

Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
Traffic and Transportation		
<ul style="list-style-type: none"><li>• <b>Road capacity and road safety concerns;</b><ul style="list-style-type: none"><li>- Prince Street bridge does not cope during peak hours and more development will not improve the situation</li><li>- Improvements to local roads are necessary</li><li>- Roads in the development need to be wider to allow for parking on both sides and two lanes in the middle</li></ul></li></ul>	The Planning Proposal is expected to generate 20 lots which is not considered likely to have a significantly adverse impact on the road network on its own.	No changes proposed to Planning Proposal

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Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- A stop sign should be placed at the intersection of Thirlmere Way and Major Roberts Avenue</li> <li>- The intersection between Macquarie Place and Thirlmere way is dangerous and will only worsen with more cars</li> <li>- Thirlmere Way should be upgraded to accommodate for extra traffic</li> <li>- Access from Tahmoor to the Hume Highway via Bargo is terrible due to traffic</li> <li>- All new development in the vicinity creates further traffic along Thirlmere Way into Thirlmere and Tahmoor</li> </ul>	Upgrades to road signage, intersections and the roads themselves may occur as part of the development application (DA) process through a voluntary planning agreement (VPA).	
<ul style="list-style-type: none"> <li>• <b>Public transport is limited and unreliable;</b> <ul style="list-style-type: none"> <li>- Public transport in the area is infrequent and inadequate</li> <li>- The Maldon-Dombarton rail line to Wollongong should be constructed</li> <li>- There are not enough parking spaces provided at Tahmoor and Picton stations</li> </ul> </li> </ul>	<p>The development site is approximately 1300 metres away from Tahmoor Train Station which provides weekday services approximately every hour in off peak and every 30-50 minutes in the peak.</p> <p>Due to the small size of this Planning Proposal, matters to do with increasing infrastructure and services are not deemed to be within the scope of this proposal.</p>	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>Insufficient on street parking;</b> <ul style="list-style-type: none"> <li>- Not enough street parking spaces will be provided to residents in the development</li> </ul> </li> </ul>	This issue is not considered in Council's Development Control Plan (DCP2016). If this development proceeds, adequate parking would be provided when new houses are constructed, with additional street parking being beneficial but not essential.	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>Adequate streetscape and walkability</b> <ul style="list-style-type: none"> <li>- More funding is needed for new and upgraded street furniture</li> <li>- More footpaths are needed in the area</li> <li>- Pedestrian crossings to the sportsground and oval are necessary to make the space more accessible</li> <li>- Safe bike and walking trails need to be provided to current and future residents</li> </ul> </li> </ul>	This is deemed to be too high level for this Planning Proposal. Concerns to do with streetscape improvements may occur as part of the development application (DA) process through a voluntary planning agreement (VPA).	No changes proposed to Planning Proposal
<b>Rural living</b>		
<ul style="list-style-type: none"> <li>• <b>Not consistent with local character or rural living</b> <ul style="list-style-type: none"> <li>- This development is not consistent with Wollondilly Council 'Rural Living'</li> <li>- This will have negative impacts on the village lifestyle of Tahmoor</li> </ul> </li> </ul>	An assessment of the proposal against the GMS and housing targets was undertaken and demonstrated that development on the site would be unnecessary.	Recommend that Council not support this Planning Proposal due to an inappropriate level of development on the urban fringe.

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Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- Tahmoor should remain unique and continue to offer an attractive rural lifestyle</li> </ul>	The current minimum lot size of 2000m <sup>2</sup> upholds Council's Growth Management Strategy 2011 (GMS 2011) which advocates for lower densities on the edge of towns and villages.	
<b>Inadequate infrastructure and services</b>		
<ul style="list-style-type: none"> <li>• <b>Inadequate services (schools, hospital or police)</b> <ul style="list-style-type: none"> <li>- Schools in the area are at capacity and need to be upgraded or more built</li> <li>- Another public high school needs to be built to keep up with demand</li> <li>- Hospitals are too far away at present</li> <li>- A new hospital should be built in Wollondilly</li> <li>- There are not enough police services in the area</li> <li>- There is a lack of industrial land in Wollondilly presently</li> </ul> </li> </ul>	The relevant agencies would be consulted if this proposal proceeds.	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>Inadequate sewer and water capacity</b> <ul style="list-style-type: none"> <li>- The current sewerage system is inadequate, with overflow and blockages occurring in the past</li> <li>- Concerns regarding how current water supply will service current and future developments</li> </ul> </li> </ul>	If this proposal proceeds, Council would seek comment from Sydney Water regarding its ability to service the subject land with water and sewerage services.	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>Lack of studies to inform planning proposal</b> <ul style="list-style-type: none"> <li>- Studies should be undertaken to assess sewerage, roads, traffic, schools and employment</li> </ul> </li> </ul>	If this planning proposal proceeds, the relevant studies would need to be undertaken.	No changes proposed to Planning Proposal
<b>Lot size and buffers</b>		
<ul style="list-style-type: none"> <li>• <b>Proposed minimum lot size is too small;</b> <ul style="list-style-type: none"> <li>- The minimum lot size should of 450m<sup>2</sup> is too small and should be 700m<sup>2</sup> to allow for sensibly sized backyards</li> <li>- Approving less than 700m<sup>2</sup> will mean approving development similar to in Gregory Hills with no green space and small blocks</li> <li>- A larger lot size of 2000m<sup>2</sup> would allow for numerous opportunities is use of the property</li> <li>- Small blocks are causing behavioural problems with dogs and don't allow for adequate exercise for them</li> </ul> </li> </ul>	<p>Council previously resolved that a minimum lot size of 450m<sup>2</sup> on this site could not be implemented. This resolution was made so that the site would act as a buffer between new residential development to the east and recreational land to the west to avoid land use conflict.</p> <p>It is agreed that a larger lot size would be more acceptable and in keeping with the previous decision made by Council.</p>	Recommend that Council not support this Planning Proposal due to previous resolutions and also to ensure an adequate buffer between residential and recreational land.

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Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- Smaller lots will create disputes with nearby local businesses</li> <li>- The proposed minimum lot size is too small and will mean that backyards will not allow children to play</li> <li>- The site is subject to flooding and so should not have smaller lots</li> <li>- There will be an increase in neighbourhood disputes due to noise related incidents</li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Support for buffers to separate land uses</b> <ul style="list-style-type: none"> <li>- There needs to be a buffer between the development, residential area and Myrtle Creek</li> <li>- The buffer between this development and recent developments should be upheld</li> <li>- A wildlife corridor along Myrtle Creek is needed to protect it</li> </ul> </li> </ul>	<p>A buffer between Myrtle Creek and surrounding areas is currently proposed as part of the West Tahmoor Minimum Lot Size Amendment No.2 Planning Proposal relating to land north of the subject site.</p> <p>Council's previous resolution ensured that an adequate buffer was provided for residential development east of the site to reduce land use conflict with recreation land to the west.</p>	No changes proposed to Planning Proposal
<b>Recreation land and facilities</b>		
<ul style="list-style-type: none"> <li>• <b>Need for more recreation facilities</b> <ul style="list-style-type: none"> <li>- There are not enough open space within the current development and the development will be the same</li> <li>- Safe bike and walking trails need to be provided to current and future residents</li> <li>- Further development will affect the nearby recreational facilities</li> </ul> </li> </ul>	<p>This is deemed to be too high level for this Planning Proposal. Concerns to do with recreation facilities may occur as part of the development application (DA) process through a voluntary planning agreement (VPA).</p> <p>It is accepted that further development may affect nearby recreational facilities, as outlined and considered in Council's previous resolution for the site.</p>	No changes proposed to Planning Proposal
<b>Flora and fauna</b>		
<ul style="list-style-type: none"> <li>• <b>Protection of flora and fauna</b> <ul style="list-style-type: none"> <li>- Threatened species and Shale Sandstone Transition Forest must be protected in the surrounding area</li> <li>- The Planning Proposal document should have referred to koala and wombat habitats in the area</li> <li>- The development will have negative impacts on native flora and fauna</li> <li>- Native flora and fauna need to be protected</li> </ul> </li> </ul>	If the proposal proceeds, a flora and fauna study would be required in order to identify potential impacts on wildlife and provide opportunities to mitigate against these.	No changes proposed to Planning Proposal

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Issue Raised	Council Assessment Response	Are changes required to the Planning Proposal/ other action required in response to the submission?
<ul style="list-style-type: none"> <li>- A wildlife corridor along Myrtle Creek is needed to protect it</li> </ul>		
<b>Employment and industrial land</b>		
<ul style="list-style-type: none"> <li>• <b>Inadequate local employment opportunities</b> <ul style="list-style-type: none"> <li>- There is not enough work in the area for professionals</li> </ul> </li> </ul>	It is acknowledge that there is not enough work in Wollondilly for professionals.	No changes proposed to Planning Proposal
<ul style="list-style-type: none"> <li>• <b>Lack of industrial land</b> <ul style="list-style-type: none"> <li>- There is a lack of industrial land in Wollondilly presently</li> </ul> </li> </ul>	A Draft Industrial Study was conducted by Council and concluded that there is an adequate supply of industrial land overall across the shire, with demand located in some smaller industrial areas	
<b>Crime and social problems</b>		
<ul style="list-style-type: none"> <li>• <b>Potential to increase crime and anti-social behaviour</b> <ul style="list-style-type: none"> <li>- There has been increasing vandalism, assaults and graffiti in Tahmoor recently, this development may make this worse.</li> <li>- More facilities to entertain and support youth are needed to reduce youth crime and juvenile groups</li> </ul> </li> </ul>	This is deemed to be outside of the scope of this Planning Proposal. Discussions to do with upgrading facilities may occur as part of the development application (DA) process through a voluntary planning agreement (VPA).	No changes proposed to Planning Proposal