

Ref: PP-2021-7085

2 August 2022

Wayne Garnsey
NSW Department of Planning and Environment

Submitted via the NSW Planning Portal

Dear Wayne

**RE: Planning proposal PP-2021-7085 to amend Wakool Local Environmental Plan 2013
Cygnet Lane, Murray Downs**

Thank you for the Gateway Determination issued in respect to Planning Proposal PP-2021-7085. Please find attached the response to Item 1(a)-(c) as requested. The response has been provided in the form of an Addendum to be read in conjunction with the original Planning Proposal submission. We await your advice that the Planning Proposal is approved to progress to public consultation.

It is noted Council have not had capacity to complete the response within the timeframe stipulated within the original PP. This is due to a number of reasons, including that Council's three Senior Town Planners have each completed a four-month secondment over the last 12 months, which has significantly reduced the capacity of Council to complete Planning Proposals within the requested timeframe. Council has also seen a significant increase in workload of the last 12 months, including the number of Development Applications received (in excess of 600 for the 2021/22 Financial Year), in excess of 1060 Planning Certificates for the 2021/22 Financial Year, in excess of 40 new town planning enquiries per week, and a significant number of complex Subdivision Works Certificates and Subdivision Certificates due to the growth of Moama. Further to the above, Council over the last 12 months have seen a number of town planning staff (including Strategic Planning, Town Planner, and Cadet Town Planner) depart and unfortunately have been unable to backfill such positions.

As such, we hereby request an extension of time to complete this Planning Proposal, in accordance with the attached revised Project Plan timeline. We believe this extended timeline provides a realistic period to complete to adoption, based on Council resourcing, and completing strategic projects currently being undertaken by Council. We would also be very grateful for the opportunity to harness the NSW DPE 'Surge Team' for the completion of the final stages of this proposal, if possible.

Should you require further information, please contact Council's Senior Town Planner, Chris O'Brien, on 1300 087 004.

Yours sincerely



Chris O'Brien
Senior Town Planner
Enc. Revised Timeline for PP-2021-7085

Project Milestone	Anticipated Timeframe
Lodgement Lodge Planning Proposal with council and make any necessary adjustments or changes prior to council accepting the plan	Completed
Council Report (seeking Gateway Determination) Council planning officers to prepare a report to council seeking council endorsement of the Planning Proposal and referral to DPE seeking the issuing of a Gateway Determination.	Completed
Request Gateway Determination Council to request a Gateway Determination from DPE to proceed to Planning Proposal to public exhibition (including any delegation of plan-making powers to council)	Completed Uploaded to Planning Portal 26 November 2021
Pre-exhibition requirements Ensure conditions of gateway determination are met prior to public exhibition (if required)	Gateway received by Council 13 January 2022 Completed Pre exhibition requirements returned to DPE for consideration on 22 July 2022
Consideration by DPE and confirmation to move to public consultation	2 weeks By approx. 5 August 2022
Public Exhibition Undertake public exhibition of Planning Proposal in accordance with the conditions of the Gateway Determination.	3 weeks to prepare and place a public notice in the paper and create Your Say consultation page By approx. 31 August 2022 4 weeks to publicly exhibit the Planning Proposal. Ending by approx. Monday 3 October 2022
Consider Submissions & Finalise Document Council planning officers to consider, respond and report on submissions received and issues raised (if any) and where necessary, recommended relevant changes to the Planning Proposal.	3 weeks to collate, consider and respond to submissions received (if any). By approx. 24 October 2022
Council Report (consideration of submissions) Council planning officers to prepare a report to council post public exhibition that considers any submissions received.	4 weeks to prepare council report and include on council agenda. By approx. 29 November 2022
Submission to DPE/Parliamentary Counsel Forward Planning Proposal to DPE/Parliamentary Counsel (if delegated) for finalisation following public exhibition.	4 weeks Mid January 2023 (Due to close of Council over Christmas Break and to allow for increased workload prior to Christmas)
Notification Finalisation/gazettal of Planning Proposal	End of January 2023.