

PCU059530

Our Reference: 5875, 7851, 6454 DS:KC

Mr Simon Manoski
Acting General Manager – Sydney Region West
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

11 May 2015

Dear Mr Manoski,

REQUEST FOR EXTENSION TO TIMEFRAMES OF VARIOUS PLANNING PROPOSALS

The purpose of this letter is to seek extensions to the specified gateway timeframes for the planning proposals detailed below:

Clearview, Picton (PP_2011_WOLLY_007_00)

Gateway Determination: 8 August 2011.

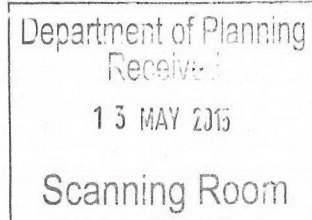
Finalisation Date: 15 May 2015

Current Status:

The Clearview proposal was placed on public exhibition in July/August 2014. An objection to the planning proposal was received from the Resources and Energy Branch of the Department of Trade and Investment (DT&I) in relation to a proposed mining operation under this land in the near future. Discussions were held with DT&I and the Department of Planning to determine a way forward. A 'sunrise clause' to allow the rezoning to proceed has been proposed and is currently being considered by the Department of Planning. The DT&I are checking the progress of the mining company with their workings plan and mine subsidence management plan. Internally at Council discussions have been held in relation to a proposed voluntary planning agreement.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Resolution of outstanding matters and updating of Planning Proposal	3 months	August 2015
Report to Council	2 months	October 2015
Timeframe for preparation of final maps and documents including any amendments	2 months	January 2016
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	1 month	February 2016
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	3 months	May 2016



Requested Gateway Extension:

In view of the above, Council requests an extension of twelve (12) months until 15 May 2016 to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Kitty Carter, Senior Strategic Planner directly on phone (02) 4677 8230 or via e-mail at kitty.carter@wollondilly.nsw.gov.au.

South Tahmoor & East Tahmoor revised Precincts, Tahmoor (PP_2014_WOLLY_002_00)

Gateway Determination: 30 April 2014

Finalisation Date: 7 May 2015

Current Status:

Public exhibition of the planning proposal was undertaken in November/December 2014. Council resolved to adopt and make the planning proposal at its meeting held in February 2015. The final maps for this proposal have been held up because Council is waiting for the PTTAG Planning Proposal to be finalised as the maps are on the same mapping tile. The Department has also indicated that they are waiting for legal advice in relation to a proposed 'sunrise clause' proposed to be used in relation to an odour buffer applying to this land.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Preparation of final maps and documents	2 months	July 2015
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	1 month	August 2015
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	3 months	November 2015

Requested Gateway Extension:

In view of the above, Council requests an extension of six (6) months until 7 November 2015 to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Kitty Carter, Senior Strategic Planner direct on phone (02) 4677 8230 or via e-mail at kitty.carter@wollondilly.nsw.gov.au.

North Silverdale Commercial, Industrial & Residential Lands (PP_2013_WOLLY_005_00)

Gateway Determination: 1 May, 2013

Finalisation Date: 8 May 2015

Current Status:

A request for Gateway Determination Review and Alteration to the Gateway was submitted to the NSW Department of Planning and Environment on 13 October, 2014. The request for gateway review is intended to amend the existing gateway determination in the following manner:

- Amend the proposed zonings and minimum lot sizes in certain parts of the site that were referenced in the original gateway.
- Delete the gateway condition requiring an odour study in lieu of an established odour buffer area.

Council is currently awaiting final advice from the Department of Planning on the gateway review and in relation to legal advice regarding a proposed 'sunrise clause' for an odour buffer before the planning proposal can be further progressed.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Timeframe to receive amended Gateway, finalise review of specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result of the altered Gateway Determination.	4 months	Mid-September, 2015
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	6 months	Mid-March, 2016
Timeframe for consideration of submissions.	1 month	Mid April, 2016
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	3 months	Mid July, 2016
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	1 month	Mid-August, 2016
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	3 months	Mid-November, 2016

In view of the above, Council requests an extension of eighteen (18) months until 8 November 2016 to complete the Planning Proposal.

Council Contact:

Should you have any questions regarding this planning proposal please contact Mark Ruddiman, Strategic Planner direct on phone (02) 4677 1192 or via e-mail at mark.ruddiman@wollondilly.nsw.gov.au.

Should you require any further information please do not hesitate to contact me directly on phone (02) 4677 1138 or via e-mail at david.smith@wollondilly.nsw.gov.au.

Yours faithfully



David Smith
Manager
PLANNING