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12 February 2013

Project No 11105

Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Attention: James Sellwood

WOLLONDILLY SHIRE COUNCIL	
TRIM No	6454
PROP. No	
15 FEB 2013	
AUTH. No	
ASSIGNED TO:	James

Dear James

Re: Planning Proposal for North Silverdale Commercial Industrial & Residential Lands.

Your Ref: TRIM 6454 JRMS

I refer to your letter of 4 December 2012 regarding Council's resolution of 19th November regarding the above proposal and provide the following advice:

1. *That Council supports the planning propose for "North Silverdale Commercial, Industrial and Residential Lands with the following amendments:*

The boundary of the E2 Environmental Conservation zone to protect the remnant native vegetation on the site being determined following the completion of a flora and fauna study.

Comment - Accepted

2. *That Council only submit the Planning Proposal to the Minister for Planning and Infrastructure for Gateway determination following written agreement from the poultry farm to the north of the land that they will cease operation by an agreed date. This may be detailed either by letter or by a separate planning proposal for their land. The land occupied by the Poultry Farm shall not be incorporated into this planning proposal.*

Comment - The attached letter shows the proposal's compliance with this requirement.



planning

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engineering

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landscape

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design

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management

3. *That the proponents be advised that Council's support is on the basis that kerb and gutter, road shoulder widening and a pedestrian footpath will be provided along the frontage of the development and any other infrastructure required and that this will be detailed in a Voluntary Planning Agreement exhibited at the same time as the revised version of the planning proposal.*

Comment – Accepted

4. *That the following recommendations be made for consideration in the Gateway process:*

a) Supporting studies required:

- *Stormwater Management Plan*
- *On-site Waste Water Package Treatment Plant design details (unless confirmation from Sydney Water that sewer is available to the whole of the proposed development is provided)*
- *Flora and Fauna Assessment (in accordance with the requirements specified by the Office of Environment and Heritage)*
- *Aboriginal Archaeological and Cultural Assessment*
- *Transport and Movement Assessment*
- *Commercial Impact Assessment that details any commercial services that could be potentially lost to Warragamba as a result of the expansion of the Silverdale Commercial Centre and potential measures to mitigate this*
- *Traffic Assessment*
- *Bushfire Hazard Management Plan*
- *Phase 1 Contamination Assessment*
- *Salinity Assessment*

Comment – Accepted

b) Consultation required with the following agencies and departments

- *Office of Environment and Heritage*
- *Hawkesbury Nepean Catchment Management Authority*
- *Rural Fire Service*
- *Roads and Maritime Services*
- *Sydney Water Corporation*
- *Sydney Catchment Authority*

Comment – Accepted

5. *That community engagement take the form of a 28 day public exhibition of the Planning Proposal, supporting studies and other relevant documentation.*

Comment – Accepted

6. *That the proponent and those who made a submission in response to the preliminary notification be informed in writing of Council's resolution.*

Comment – Accepted

We look forward to working with Council in progressing this matter.

Yours Faithfully

A handwritten signature in blue ink, appearing to read 'Anne Trezise', written in a cursive style.

Anne Trezise
Senior Planner



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Our Ref No: 77686.01.LE03

4 February, 2013

General Manager
Wollondilly Shire Council
P.O. Box 21
PICTON NSW 2571

Attention: James Sellwood

Dear Sir,

RE: PLANNING PROPOSAL FOR NORTH SILVERDALE COMMERCIAL, INDUSTRIAL & RESIDENTIAL LANDS

We act on behalf of Mr & Mrs Peter Apap, owners and operators of the poultry farm located north of the subject land at 2366 & 2378 Silverdale Road. We write to Council to advise of our client's position with respect to item 2 of Council's resolution 250/2012.

Firstly our clients wish to pass on their support of Council's resolution, which indicates its willingness to consider a Planning Proposal ('PP') for their land. Our clients agree that any future urban planning for the Silverdale village should include their land, it's location lending itself to the orderly extension of the village.

Whilst our clients are not presently in a position to submit a PP for their land they wish to indicate that it would be their intention to do so at a future date. Alternatively Council's resolution requests written agreement as to a date when poultry farm operations would cease.

There are two (2) broad sets of issues which would have a bearing on when poultry farm operations would cease:

- 1) Anticipated timeframes and factors associated with the development of the adjoining lands to the south;
- 2) The point in time when the development process for our client's land reaches the point requiring the operations to cease.

In respect to 1), timeframes & factors having a bearing would include:

- the timing for the adjoining PP the subject of resolution 250/2012 to be gazetted;
- the time for development and construction related applications to be prepared, submitted, considered & approved for those lands adjoining;
- the time for construction of subdivisions & registration of new lots;
- the likely staging of approvals, construction & registration;
- the likely uptake rate of new lots;

Similarly in respect to 2), the time at which it would be necessary to cease farming operations would also be influenced by the time taken to achieve PP gazettal, prepare development and construction related applications and have those applications considered and approved.

Based on the above our clients advise that a cessation of Poultry Farm operations would be in the range of 10-15 years time.

Both the Apaps and myself would be happy to discuss the above further with Council as necessary.

Yours sincerely,

Allen

Paul Hume
Manager – Planning
Western Sydney