



Our Reference: 6454 DS

Peter Goth
Regional Director, Sydney West Region
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Stephen Gardiner

23 April, 2013

Dear Mr Goth,

NORTH SILVERDALE PLANNING PROPOSAL AND SILVERDALE/WARRAGAMBA MASTER PLAN

Reference is made to Council's letter dated 1 March 2013 (ref: TRIM 6454 JRMS, copy attached) detailing Council's resolution in respect to the Planning Proposal) and letter dated 22 March 2013 (ref: TRIM 6932 JRMS) in respect to Master Planning for the Silverdale/Warragamba area. The purpose of this letter is to clarify/confirm Council's position in respect to the above.

It is confirmed that Council's resolution on 19 November, 2012 in respect to the subject Planning Proposal is as stated in points 1 to 6 of its letter of 1 March 2013.

Subsequently Council resolved on 18 March 2013 to support (in summary) a master planning approach to lands in the Silverdale and Warragamba area (boundary to be determined) to be funded and undertaken by landowners and addresses housing, employment, infrastructure (including infrastructure funding strategy) and services. Council's resolution further states:

- That the Masterplan would support a future rezoning process either by way of the Gateway Process instigated as per its resolutions on 19 November 2013 for North Silverdale and Eltons Road/Taylors Road Silverdale or a SEPP process which is being used for Wilton Junction;
- That the Minister be requested to facilitate partnerships and support from key infrastructure providers, Infrastructure NSW and all relevant State agencies.

Consequently it is Council's position from the above resolutions that the North Silverdale Planning Proposal would continue to proceed concurrent with the preparation of a Masterplan for the Silverdale and Warragamba area in the terms described above.

If you require any further information in regard to this matter please contact me on 02 4677 1138 or by emailing david.smith@wollondilly.nsw.gov.au

Yours faithfully,

David Smith

MANAGER DEVELOPMENT ASSESSMENT AND STRATEGIC PLANNING

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Our Reference: **TRIM 6454 JRMS**

Mr Peter Goth
Regional Director Sydney West
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

COPY

1 March 2013

PLANNING PROPOSAL – NORTH SILVERDALE COMMERCIAL, INDUSTRIAL & RESIDENTIAL LANDS

Dear Mr Goth,

At its Ordinary Council Meeting held on **19 November 2012** Wollondilly Shire Council resolved the following with regards to the above planning proposal:

1. *That Council supports the planning proposal 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.

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 operations 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.*
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 shall be detailed in a Voluntary Planning Agreement exhibited at the same time as the revised version of the planning proposal.*
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.*
- 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.*
5. *That community engagement take the form of a 28 day public exhibition of the Planning Proposal, supporting studies and other relevant documentation.*
6. *That the proponent and those who made a written submission in response to the preliminary notification be informed in writing of Council's resolution.*

Please find attached the following three documents:

1. Council's **Planning Proposal** for the subject land.
2. The **Report to Council** on the proposal.
3. Council's **Resolution** to forward the proposal to the Department.
4. Correspondence from **Site Plus Pty Ltd** and **SMEC Urban** addressing the points raised in the Council Resolution.

With regards to Point 2 of the Council Resolution and the correspondence from Site Plus and SMEC Urban, Strategic Planning staff are concerned that the stated time period of 10-15 years is not compatible with the timeframe for finalising this planning proposal, nor is it compatible with the proposed residential land use component for the northern part of the subject site. Our preference would be that the planning proposal and others in the Silverdale area be placed on hold and that a Master Planning process be undertaken for the Silverdale & Warragamba areas. Strategic Planning staff would appreciate further guidance on this matter from the Gateway.

The attached planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Infrastructure's 'A Guide to Preparing a Planning Proposal' and 'A Guide to Preparing Local Environmental Plans.'

Wollondilly Shire Council requests the Minister for Planning & Infrastructure's Gateway Determination on the Planning Proposal in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

For further enquiries in relation to this matter, please contact me (02) 4677 1162.

Yours sincerely,



James Sellwood
Strategic Planner
STRATEGIC PLANNING