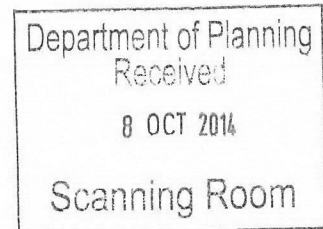


PCU56184

Our Reference: 5875 & 6742 GR:MR

Ms Rachel Cumming  
Regional Director – Sydney Region West  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001



7 October, 2014

Dear Ms Cumming,

**REQUEST FOR EXTENSION TO TIMEFRAMES OF PLANNING PROPOSALS FOR CLEARVIEW AND ELTONS AND TAYLORS ROAD**

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.

Timeframe for completion: 24 months from the week following the date of the Gateway Determination (8 August, 2011). The completion date was therefore 15 August, 2013. This timeframe was extended for a further six months on 9 August 2013, therefore making the completion date 9 February, 2014. This timeframe was extended for a further nine months on 16 April 2014, therefore making the completion date 15 November, 2014.

Current Status:

The public exhibition for the planning proposal was held in July/August 2014 but issues were raised by a number of government authorities (Transport NSW, Roads and Maritime Services (RMS) NSW Trade & Investment, Mine Subsidence Board and Office of Environment and Heritage) that require consideration and potential additional work or amendments to the Planning Proposal.

A draft Voluntary Planning Agreement (VPA) was received from the proponent on 17 September 2014 and requires review and discussion with the proponent before being suitable for public exhibition. It is intended to report the Planning Proposal and VPA to the same Council meeting, which could not occur until after the exhibition of the VPA has concluded. At this stage, it is anticipated that the VPA public exhibition may not conclude until late November, meaning that it would not be possible to report to the December Council meeting (the cut-off date for reporting is



mid-November). If reporting to the December Council meeting is not possible, the next earliest Council meeting possible would be February 2015, as there is no January Council meeting.

Accordingly it is unlikely that there will be sufficient time to undertake the above tasks, exhibition of the VPA, a report to Council and mapping finalisation to complete the proposal before 15 November 2014. When the last extension to the gateway timeframe was sought, it was not determined whether a VPA would be prepared in conjunction with this Planning Proposal and therefore this has added time to the Planning Proposal process.

Expected timeline for completion:

<b>Project detail</b>	<b>Timeframe</b>	<b>Timeline</b>
Review of Planning Agreement	6 weeks	Early November 2014
Public Exhibition of Planning Agreement (including preparation & advertising lead-in time)	6 weeks	Mid-late December 2014
Timeframe for consideration of submissions and report to Council	2 months (on going, waiting on VPA)	16 February 2015
Timeframe for preparation of final maps including any amendments	4 weeks	Mid-March 2015
Anticipated date Council will forward to the Department for notification	6 weeks (from Council meeting)	Late March 2015
Anticipated date the Plan will be made	6 weeks	Mid-May 2015

Requested Gateway Extension:

In view of the above, Council requests an extension of 6 months (until 9 May 2015) to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Karl Fetterplace, Strategic Planner direct on phone (02) 4677 8285 or via e-mail at [karl.fetterplace@wollondilly.nsw.gov.au](mailto:karl.fetterplace@wollondilly.nsw.gov.au).

**Eltons and Taylors Road, Silverdale (PP\_2012\_WOLLY\_010\_00)**

Gateway Determination: 16 April, 2013

Timeframe for completion: 18 months from the week following the date of the Gateway Determination (16 April, 2013). The completion date is therefore 23 October, 2014.

Current Status:

The Planning Proposal was lodged on 24 February, 2012. Preliminary notification was carried out from 13 April to 7 May, 2012 and a total of 20 submissions were received. Council resolved at its meeting on 19 November, 2012 to support the Planning Proposal and submit to the NSW Department of Planning for Gateway Determination. The Gateway Determination was issued on 16 April, 2013 and included the following condition:

- “1. Council is to complete the review of the Wollondilly Growth Management Strategy and prepare a master plan for this site prior to proceeding to public exhibition. The outcome of this work is to inform the objectives and provisions of the planning proposal, which should be amended accordingly.”

Council is currently in the process of finalising the Draft Growth Management Strategy which would hopefully be reported to Council later this year. Should Council accept the Growth Management Strategy it will then go to public exhibition which will most likely take place over a 6-8 week period.

As the growth Management Strategy is not yet finalised, an extension to the timeframe for the completion of the LEP is requested to enable compliance with condition 1 of the Gateway Determination.

Expected timeline for completion:

<b>Project detail</b>	<b>Timeframe</b>	<b>Timeline</b>
Completion of Growth Management Strategy as required by Condition 1 of the Gateway Determination.	Approximately 6 Months	Mid April, 2015
Anticipated timeframe for the completion of required technical information including masterplan for the site.	3 months	Mid July 2015
Commencement and completion dates for public exhibition period (after amending planning proposal if required, preparation of maps and special DCP provisions)	3 months	Mid October, 2015
Dates for public hearing (if required)	Unlikely to be required	N/A
Timeframe for consideration of submissions	2 weeks	Early November, 2015
Timeframe for the consideration of a proposal post exhibition (including amendments if required and maps and report to Council)	3 months	Early February, 2016
Date of submission to the Department to finalise the LEP (including 6 week period for finalisation)	2 months	Early April, 2016
Anticipated date RPA will make the plan if delegated	Not applicable	N/A
Anticipated date RPA will forward to the Department for notification	Not applicable	N/A

Requested Gateway Extension:

In view of the above, Council requests an extension of eighteen (18) months (1 April, 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](mailto:mark.ruddiman@wollondilly.nsw.gov.au).

Should you require any further information please do not hesitate to contact me direct on phone (02) 4677 1172 or via e-mail at [grant.rokobauer@wollondilly.nsw.gov.au](mailto:grant.rokobauer@wollondilly.nsw.gov.au)

Yours faithfully

per: 

Grant Rokobauer  
**Team Leader**  
**STRATEGIC PLANNING**