



Our Reference: **6742 JRMS**

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

14 December 2012

PLANNING PROPOSAL – ELTONS & TAYLORS ROADS, SILVERDALE

Dear Mr Goth,

At its Ordinary Council Meeting held on 19 November 2012 Wollondilly Shire Council resolved to support the above planning proposal, with amendments, as per the resolution 249/2012 below:

1. *That Council supports the planning proposal for 'Eltons and Taylors Roads, Silverdale' with the following amendments:*

Inclusion of an E2 Environmental Conservation zone to protect the remnant native vegetation on the site with the actual location of that zone determined following the completion of a flora and fauna study.

Inclusion of an R2 zone in the general area identified in the plan on page 86 of the Council agenda.

2. *That Council submit the Planning Proposal to the Minister for Planning and Infrastructure for Gateway determination and include the following recommendations 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*
- *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.*
3. *That community engagement take the form of a 28 day public exhibition of the draft Planning Proposal, supporting studies and other relevant documentation.*
4. *That the proponent and those who made a written submission in response to the preliminary notification be informed in writing of Council's resolution.*
5. *That landowners located in the area generally to the west of the subject land be advised that should they wish Council to give consideration to the rezoning of their land then it will be necessary to submit their own planning proposal.*

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*.

Please find attached the following four documents:

1. The **Planning Proposal** for the subject land.
2. **Project Timeline** for the proposal.
3. The **Report to Council** on the proposal.
4. Council's **Resolution** to forward the proposal to the Department.

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'.

For further enquiries in relation to this matter, please don't hesitate to contact me on (02) 4677 1162.

Yours sincerely,



James Sellwood
Strategic Planner
STRATEGIC PLANNING