

Our Reference: 6610, 6969, 6649, 5400, 7236, 7549, 6961, 4985, 6497, 6585,
DS:KC

Ms Rachel Cumming
Director – Metropolitan Delivery (Parramatta)
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



2 December 2014

Dear Ms Cumming,

REQUEST FOR EXTENSION TO TIMEFRAMES OF PLANNING PROPOSALS FOR SILVERDALE & ST HELIERS ROAD, LAND ADJOINING OAKDALE SPORTSFIELDS, PTTAG, ARGYLE STREET BUSINESS LANDS, STARGARD CRESCENT, MONTEPIER DRIVE RESIDENTIAL LANDS, MACQUARIEDALE ROAD, ABBOTSFORD, BULLI-APPIN ROAD, LAND ADJOINING OAKDALE PUBLIC SCHOOL,

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

Silverdale & St Heliers Roads, Silverdale (PP_2012_WOLLY_002_00)

Gateway Determination

6 August 2012.

Timeframe for completion

12 months from the week following the date of the Gateway Determination (being 13 August 2013) since extended three times until 13 November 2014.

Current Status

The LEP Amendment is about to be notified as Parliamentary Counsel has agreed that it can be made and the Department of Planning has reviewed the map and planning documentation.

Requested Gateway Extension:

In view of the above, Council requests a further extension of one month (until December 13 2014) to finalise the planning proposal.

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

Land adjoining Oakdale Sportsfields (PP_2013_WOLLY_006_00)

Gateway Determination: 15 May, 2013

Timeframe for completion: 18 months from the week following the date of the gateway determination (being November 22, 2014).
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Current Status:

Preliminary consultation with government agencies was carried out between September and December, 2013. Specialist Studies briefs have been reviewed by Council in May, 2014 and the specialist studies are currently being prepared.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Required studies	3 months	March, 2015
Review of specialist studies	2 months	May, 2015
Government Agency Consultation	2 months	July, 2015
Revision of specialist studies based on agencies comments	2 months	September, 2015
Public exhibition (including preparation)	6 weeks	Mid October, 2015
Timeframe for consideration of submissions and report to Council	2 months	Mid December, 2015
Preparation of final maps including any amendments	6 weeks	February, 2016
Anticipated date that Council will forward to Parliamentary Counsel for an opinion	8 weeks (from Council report)	March, 2016
Anticipated date Council will forward to the department for notification after liaising with PC and making the plan	2 Months	May, 2016

Requested Gateway Extension: In view of the above, Council requests an extension until May, 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.

Land Between Tahmoor & Thirlmere (PTTAG) (PP_2011_WOLLY_011_00)

Gateway Determination: 14 September 2011

Timeframe for completion: 12 months from the week following the date of the Gateway Determination, being 21 September 2012. Since that time this planning proposal has received several extensions and the gateway timeframe now expires on 21 December 2014.

Current Status:

This Planning Proposal has been with the Department since late July 2014 for finalisation, but is yet to receive an Opinion that the plan can be made from Parliamentary Counsel's Office. Council does not have delegation for this proposal.

Expected timeline for completion:

It is unlikely that an Opinion that the Plan can be made will be received from Parliamentary Counsel's Office prior to 21 December 2014. Time will also need to be taken for map checking so that these can be approved for notification of the LEP amendment.

Requested Gateway Extension:

In view of the above, Council requests an extension of three months (until 21 March 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.

Argyle Street Business Development Lands (PP_2013_WOLLY_007_00)

Gateway Determination: 20 June, 2013

Timeframe for completion: 18 months from the week following the Gateway Determination (27 December, 2014)

Current Status: Government Agency Consultation was carried out in July, 2013. Responses were received from the relevant government agencies. The responses received from the Mine Subsidence Board and Department of Trade and Investment were against the proposal proceeding as the site will be subject to undermining within the next 6-7 years.

The NSW Department of Trade and Investment in their response of 28 August, 2013 stated that as *the site location lies above an approved longwall mining project area and there is potential for future subsidence in this location, MRB does not support the planning proposal until mining in this area has been completed.*"

Council resolved at its ordinary meeting on 18 November, 2013 to request advice from the Director General of the Department of Planning as to whether a study would assist in providing suitable design and engineering guidelines for future development that would overcome or minimise potential subsidence impact.

Advice was received from the NSW Department of Planning and Infrastructure on 26 February, 2014 who stated that they had carried out consultation with Department of Trade and Investment and Mine Subsidence Board who confirmed their objection to the proposal until undermining of the site had been completed, however both agencies have indicated their willingness to consider a study by Council. Further consideration will be given to the planning proposal and consistency with relevant ministerial directions if and when the study is received.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe for receipt of Mine Subsidence Study.	3 months	March, 2015
Consideration of Mine Subsidence Study by Council, Department of Trade and Investment and Mine Subsidence Board.	2 months	May, 2015
Timeframe for the completion of specialist study briefs and specialist studies as required by Gateway Determination.	4 months	September, 2015
Commencement and completion dates for public exhibition period – after amending planning proposal if required, preparation of maps and special DCP provisions	3 months	December, 2015
Dates for public hearing (if required)	Unlikely to be	

Project detail	Timeframe	Timeline
	required	
Timeframe for consideration of submissions	3 week period	January, 2016
Timeframe for the consideration of a proposal post exhibition including amendments to maps and report to Council	3 months	April, 2016
Anticipated date the RPA will make the plan if delegated	6 weeks	Mid - May, 2016
Anticipated date RPA will forward to the department for notification.	6 weeks	July, 2016

Requested Gateway Extension:

In view of the above, Council requests an extension until July, 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.

Stargard Crescent (PP_2013_WOLLY_012_00)

Gateway Determination: 10 December 2013

Timeframe for completion: 12 months from the date of the Gateway Determination (being 10 December 2014).

Current Status:

Council at its meeting held on 13 October 2014 resolved to support the draft amendments and for the planning proposal to proceed to finalisation under delegation.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Anticipated date Council will forward to Parliamentary Counsel for an Opinion and to the Department to review the maps.	2 month	Mid-January 2014
Anticipated date Council will forward to the Department for notification	2 months	Mid-March 2015

Requested Gateway Extension:

In view of the above, Council requests a 4 month extension until mid-March 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.

Montpelier Drive, The Oaks (PP_2013_WOLLY_008_00)

Gateway Determination: 3 July 2013

Timeframe for completion: 18 months from the week following the Gateway Determination (being 10 January 2015).

Current Status

Consultation has been undertaken with government agencies. Draft specialist studies have been completed and have been reviewed. An additional study to examine the potential impact from failure of a large dam on the adjoining property was required and this has taken a few months for the applicant to complete.

Expected timeline for completion

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Final review of specialist studies and preparation for public exhibition	8 weeks (including Xmas period)	End January 2015
Hold Public Exhibition	4 weeks	End February 2015
Report to Council	6 weeks	Mid April 2015
Prepare documents and maps for finalisation	6 weeks	June 2015
Sent to PC and Department for finalisation	6 weeks	Mid July 2015

Requested Gateway Extension

In view of the above a 6 month extension until mid-July 2015 to complete the planning proposal is sought.

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.

Macquariedale Road, Appin (PP_2011_WOLLY_014_00)

Gateway Determination: 25 October 2011 (Altered on 9 April 2014)

Timeframe for completion: 9 months from the week following the date of the Gateway Determination (being 16 January 2015).

Current Status:

The applicant is pursuing a Biodiversity Certification Application under the Threatened Species Conservation Act 1995. Council has determined that the public exhibition under that process needs to occur before the planning proposal can be finalised. Due to the holiday period this cannot now happen until February 2015 at the earliest.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Public Exhibition	1 month	Completed
Timeframe for consideration of submissions	2 months	December 2014
Timeframe for the consideration of a proposal post exhibition (including if required amendments and maps and report to Council)	2 months	Early June 2014
Anticipated date Council will make the plan		May 2015
Anticipated date Council will forward to the		June 2015

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Department for notification		

In view of the above, Council requests an extension of 6 months (until 16 July 2015) to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Carolyn Whitten direct on phone 4677 1151 or via e-mail at carolyn.whitten@wollondilly.nsw.gov.au.

Abbotsford Road, Picton (PP_2011_WOLLY_017_00)

Gateway Determination: 24 April 2012.

Timeframe for completion: 31 months from the week following the date of the Gateway Determination (being 1 February 2015).

Current Status:

Council is working with the proponent to resolve issues with heritage which relate to the site. In addition, Council recently determined that the formal post gateway exhibition of any planning proposal should be coordinated with the exhibition of the Draft Growth Management Strategy. This may add additional time to the process that would not normally be expected.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Public Exhibition	1 month	February 2015
Timeframe for consideration of submissions	2-3 weeks	April 2015
Timeframe for the consideration of a proposal post exhibition (including if required amendments and maps and report to Council)	3 months (due to Christmas break)	Mid May 2014
Anticipated date Council will make the plan	6 weeks	Early June 2014
Anticipated date Council will forward to the Department for notification	6 weeks	Early June 2014

Requested Gateway Extension:

In view of the above, Council requests an extension of 5 months (until 1 July 2015) to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Carolyn Whitten, Senior Strategic Planner direct on phone (02) 4677 1151 or via e-mail at carolyn.whitten@wollondilly.nsw.gov.au.

Bulli-Appin Road (PP_2013_WOLLY_013_00)

Gateway Determination: 24 January 2014

Timeframe for completion: 12 months from the week following the date of the Gateway Determination (being 31 January 2015)

Current Status:

Council has recently received the specialist studies from the proponent.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Timeframe for government agency consultation	6 week period	January 2015
Commencement and completion dates for public exhibition period – after amending planning proposal if required, preparation of maps and special DCP provisions.	2 month period	April – May 2015
Dated for public hearing (if required)	Unlikely to be req'd	N/A
Timeframe for consideration of submissions	1 month	June 2015
Timeframe for the consideration of a proposal post exhibition (including if required amendments and maps and report to Council)	3 months	July – September 2015
Anticipated date Council will make the plan	6 weeks	November 2015
Anticipated date Council will forward to the Department for notification	6 weeks	November 2015

Requested Gateway Extension: In view of the above, Council requests an extension of 10 months (until 30 November 2015) to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Carolyn Whitten, Senior Strategic Planner direct on phone (02) 4677 1151 or via e-mail at carolyn.whitten@wollondilly.nsw.gov.au.

Land Adjoining Oakdale Public School, Oakdale (PP_2013_WOLLY_004_00)

Gateway Determination: 4 April 2013

Timeframe for completion: 12 months from the week following the date of the Gateway Determination (11 April 2014).

Current Status:

Specialist studies were prepared and submitted to Council in December, 2013 and consultation with government agencies was carried out in March, 2013. These agencies included Office of Environment and Heritage, Sydney Catchment Authority, Rural Fire Service, Department of Education and Communities, NSW Heritage Office, Sydney Water, Roads and Maritime Service and Endeavour Energy. Responses were provided and consultation was on-going until January, 2014 with a view to addressing the concerns raised in the agency responses.

The Gateway Determination also included a condition to consider the rezoning of rural land to the immediate east of the subject site to ensure that an isolated pocket of rural land is not created by the Planning Proposal. In May, 2014 Council resolved to support the inclusion of the additional land to the immediate east of the site following consultation with the Department of Education and Communities and Oakdale Public School. In September, 2014 an altered Gateway Determination was issued by the Department of Planning to include the additional land in the Planning Proposal. A report will be considered by Council at its meeting of December, 2014 to endorse the final form of the planning proposal before proceeding to exhibition. If the final form of the planning proposal is

endorsed by Council then the proposal will be sent to the Department of Planning before proceeding to exhibition.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Final form of the Planning Proposal to be considered by Council at its ordinary meeting	2 weeks	Mid-December 2014
Revised Gateway	6 weeks	Late January, 2015
Public Exhibition including preparation (if required)	6 weeks	Mid-March, 2015
Timeframe for consideration of submissions and report to Council	2 months	Mid May, 2015
Timeframe for preparation of final maps including any amendments	6 weeks	Early July, 2015
Anticipated date Council will forward to Parliamentary Counsel for an Opinion	8 weeks (from Council Report Resolution)	Mid July, 2015
Anticipated date Council will forward to the Department for notification after liaising with PC & making the plan	2 months	Mid-September, 2015

Requested Gateway Extension:

In view of the above, Council requests an extension until Mid-September 2015 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 direct on phone (02) 4677 1138 or via e-mail at david.smith@wollondilly.nsw.gov.au.

Yours faithfully



David Smith
Manager
PLANNING