

## Planning Services

IRF18/7077

### Gateway determination report

<b>LGA</b>	Penrith
<b>PPA</b>	Penrith City Council
<b>NAME</b>	Winter Sports World (170 room hotel, 499 jobs)
<b>NUMBER</b>	PP_2018_PENRI_10_00
<b>LEP TO BE AMENDED</b>	Penrith LEP 2010
<b>ADDRESS</b>	2 Tench Avenue, Jamisontown
<b>DESCRIPTION</b>	Lot 1 on DP38950
<b>RECEIVED</b>	5 December 2018 and subject to further advice being received from INSW and the Government Architects Office.
<b>FILE NO.</b>	IRF18/7077
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal OR include details of meetings or communications with registered lobbyists.

## INTRODUCTION

### Description of planning proposal

The planning proposal (**Attachment A**) seeks to alter the development controls for land at 2 Tench Avenue, Jamisontown (the site) by amending the Penrith Local Environmental Plan (LEP) 2010 (PLEP 2010), as follows:

- increase the maximum building height from 8.5m to 54m;
- include a maximum floor space ratio (FSR) of 1.2:1 and/or 1.45:1, should a hotel component be included;
- introduce the requirement for a design competition; and, a “sunset clause”, where the LEP provision will cease to exist three years after the date the LEP amendment is made.

The site is currently zoned SP3 Tourist under PLEP 2010 and the proposal does not seek to alter the existing zone or any other development controls.

The proposal will facilitate the development of a winter sporting facility involving a 300m long indoor ski slope and, as proposed, will include the following ancillary facilities:

- ice skating rink;
- ice climbing facilities;

- rock climbing facilities;
- altitude training;
- gymnasium and training facilities;
- hotel accommodation (approximately 170 hotel rooms and a function centre); and,
- food and drink premises (bars, cafes and restaurants).

To achieve the required length and gradient for the ski slope, a building height of 54 metres has been requested. Approximately 500 jobs will be provided on the site.

Refer to Figure 1 (below) for the proposed concept plan.



*Figure 1 Artist Impression of Winter Sporting Facility*



*Figure 2 Proposed Concept Plan of Winter Sporting Facility*

### **Site description**

The planning proposal applies to land at 2 Tench Avenue, Jamisontown, which is legally described as Lot 1 DP 38950 and is currently occupied by a single detached

dwelling. The site is an irregular shaped lot with an area of approximately 2.3 hectares and is bounded by Tench Avenue to the west, Jamison Road to the north, Wilson Lane (an unformed road) to the east and the 'Nepean Shores' holiday park to the south. Refer to Figure 3 (below).



*Figure 3 Aerial Photo of Site and Immediate Surroundings*

### **Existing planning controls**

Under the Penrith LEP 2010, the following zone and development controls apply to the site:

- SP3 Tourist Zone (refer to Figure 4 overleaf); and
- an 8.5m maximum building height.

A FSR does not apply to the site.

The SP3 zone identified in Figure 4 (overleaf) permits (with consent) a range of tourism related land uses, including: amusement centres; entertainment facilities; food and drink premises; function centres; recreation facilities (indoor); recreation facilities (major); tourist and visitor accommodation (which includes hotels). Consequently, the proposed uses under the proposal are in keeping with the relevant permitted uses under the zone.

The SP3 zone extends from Jamison Road to the M4 and falls within the Riverlink Precinct (See Figure 6) of the Penrith Development Control Plan 2014. This plan seeks to promote entertainment, tourism, leisure and lifestyle type uses.



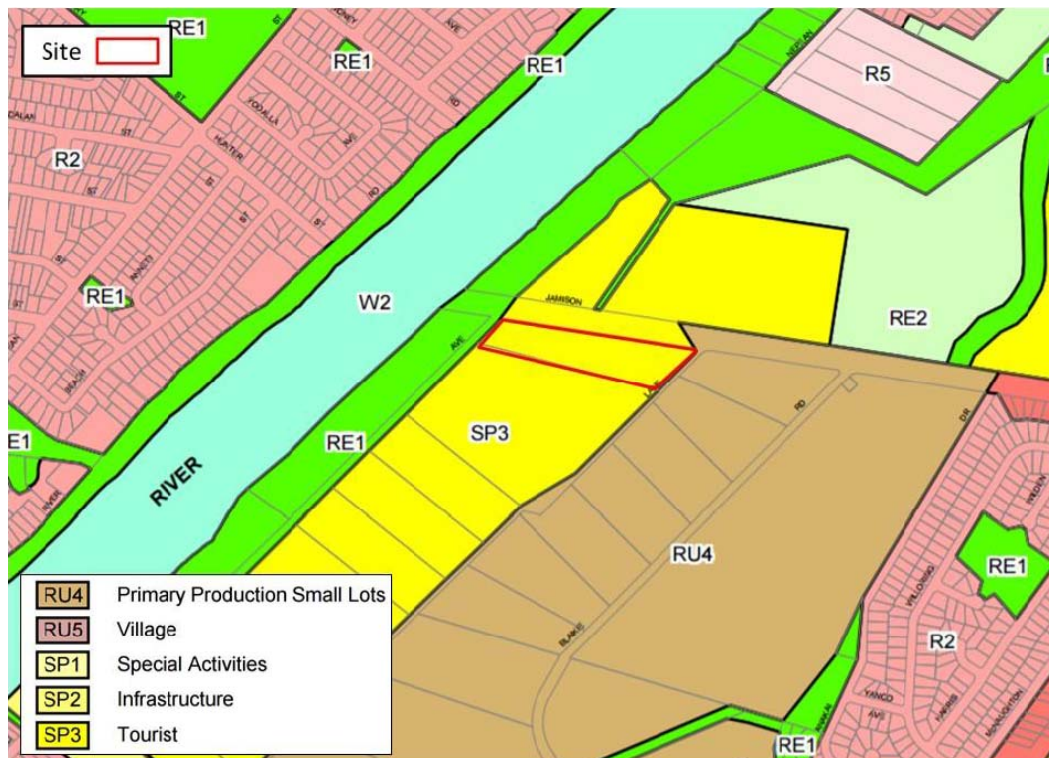


Figure 4 Current Land Zoning Map

### Surrounding area

As illustrated in Figure 5 below, the site is located approximately 2.6 km south west of the Penrith CBD and approximately 100m east of the Nepean River. To the north of the site is the cable water skiing park (Cables Wake Park) as well as the Panthers Rugby Leagues Club, Aqua Golf and iFLY – an indoor skydiving facility. The site adjoins the ‘Nepean Shores’ holiday park to the south, which offers short term letting of single storey cabins and includes communal outdoor spaces, a tennis court, swimming pool and community library and centre.

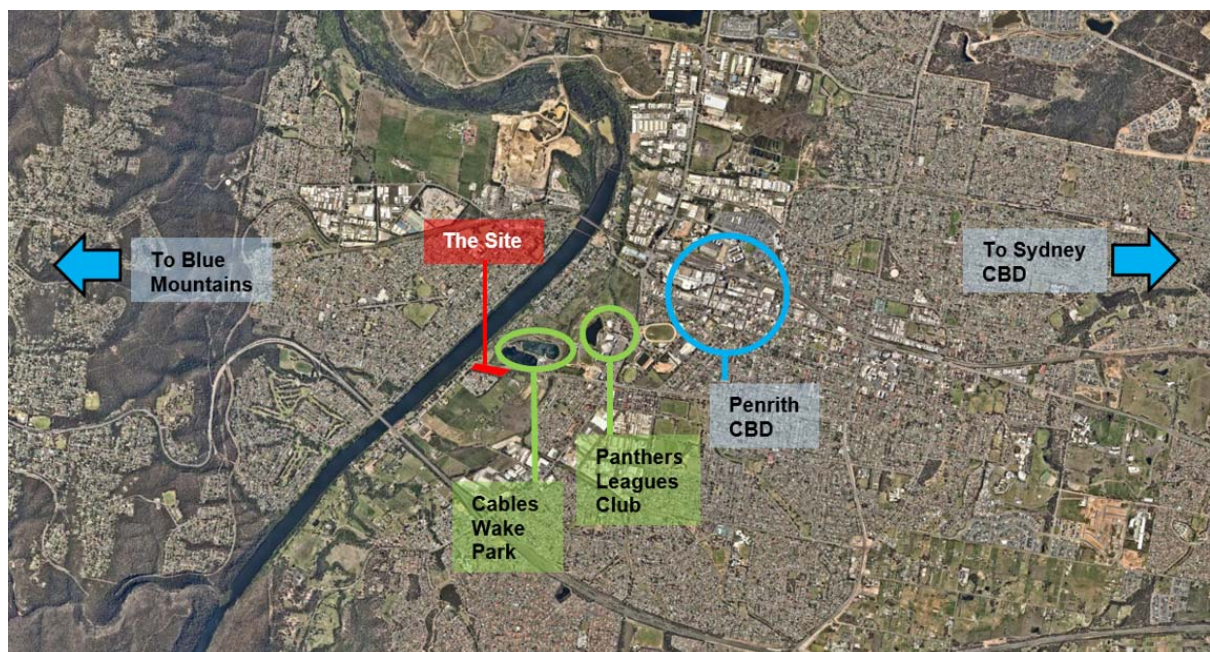


Figure 5 Aerial Photo of the Site and Surroundings

## **Summary of recommendation**

It is recommended that the planning proposal proceed with conditions as it would enable the development of a unique facility in line with Council's strategy focused on adventure and active living while providing additional jobs. In addition, the proposed winter sports facility would complement the surrounding land uses within the Riverlink Precinct.

## **PROPOSAL**

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### **Objectives or intended outcomes**

The stated objective of this planning proposal is to facilitate the development of a Winter Sporting Facility that includes particular activities and services, including hotel accommodation.

This objective is clear and adequate.

### **Explanation of provisions**

The planning proposal seeks to amend the Penrith LEP 2010 by inserting a local provision in to Part 7 (Additional Local Provisions). The site specific local provision seeks to:

- increase the maximum building height to 54m;
- add a maximum floor space ratio of 1.2:1 and/or a maximum floor space ratio of 1.45:1 if the development features a hotel component;
- introduce the requirement for a design competition; and;
- insert a "sunset clause" to cease the local provision applying three years after the date the LEP amendment is made.

It is noted that a site-specific Development Control Plan (DCP) is to be prepared for the site which will provide additional planning and design guidance for the development.

The explanation is clear and adequate. It is recommended, however, that the current height control of 8.5m be added to the explanation and further commentary be included to clarify the manner in which it is intended for the design competition, and sunset clause, to operate. Further, a note be added that the manner in which PLEP 2010 will be amended to achieve the intent will be subject to legal drafting. The Gateway determination has been conditioned accordingly.

### **Mapping**

No maps are proposed to be amended for this proposal.

## **NEED FOR THE PLANNING PROPOSAL**

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The proposal indicates that there is currently no appropriately zoned land in the Penrith local government area that has a height limit capable of accommodating an indoor ski centre. The proposed use of Recreation facilities (indoor) is permissible in the SP3 zone and is consistent with the strategic direction for tourism and recreation in Penrith. As such, placing a site-specific provision in Part 7 (Additional Local Provision) of the LEP, or other appropriate provisions, is necessary to facilitate the development of the Winter Sporting Facility.

Consequently, the proposed amendment is the best and most appropriate means of achieving Council's intended outcome.

## **STRATEGIC ASSESSMENT**

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### **Regional / District**

#### **Western City District Plan**

The Greater Sydney Commission released the Western City District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the Western City District, while improving the district's social, economic and environmental assets.

The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity and sustainability in the plan, in the following manner:

- provide a form of social infrastructure that will service the changing needs of the community (Planning Priority W3);
- facilitate the construction of a proposed development that is in proximity to the Penrith City Centre and existing public transport (Planning Priority W4);
- improve the tourist economy for the area through tourism uses which complement the existing adventure activities and an opportunity to capitalise on the tourism opportunities created by the Western Sydney Airport (Planning Priority W9);
- provide additional jobs in hospitality that are close to housing and use existing infrastructure more efficiently (Planning Priority W11); and
- adapts to the impacts of urban and natural hazards and climate change (Planning Priority W20), i.e. does not adversely impact upon/exacerbate flooding impacts.

The Department is satisfied that the planning proposal gives effect to the District Plan in accordance with section 3.8 of the Environmental Planning and Assessment Act 1979.

### **Local**

#### **Penrith Community Plan**

The Penrith Community Plan was adopted by Council on 26 June 2017 and represents the community's vision for the Penrith LGA over the next 20 years. The Plan outlines the priorities for the community. The proposal generally complies with the priorities outlined in the Penrith Community Plan.

The Department supports Council's view that the planning proposal is consistent with Outcome 1, i.e. We can work close to home and 2, i.e. We plan for our future growth of the Penrith Community Plan.

The proposal will facilitate the creation of approximately 500 ongoing jobs and the site is adequately separated from the nearby heritage item at 'Madang Park'. The proposal will not result in any unreasonable impacts on the natural environment, history or character of Penrith.

#### **Penrith Economic Development Strategy**

Council's Economic Development Strategy (EDS) sets a goal for Penrith of an increase in total local jobs of up to 55,000 by 2031. At least 2,000 of these jobs are expected to be generated from the tourism sector.



Penrith's tourism industry's unique point of difference was identified in 2015 as the Adventure Capital of NSW due to the wide range of adventure activities and adrenaline-based attractions.

In support of this concept, the planning proposal will facilitate the development of a winter sports facility with complementary uses, such as ice climbing, rock climbing and altitude training.

The Department concludes that the planning proposal aligns with both plans and strategy.

#### Riverlink Precinct

The Riverlink Precinct Plan was adopted by Council in 2008 to create a living, entertainment and working hub to link the Penrith City Centre to the Nepean River. The Precinct comprises a mix of uses including: residential, bulky goods retail/warehousing, leisure/entertainment, hotels/motels and opens space. The Precinct Plan identified the land between Tench Avenue and Wilson Road as an entertainment, tourism, leisure and lifestyles precinct.

The site (outlined in red in Figure 6) is located within the Precinct which is bounded by the Nepean River to the northwest, the M4 motorway to the south-west, Mulgoa Road to the south-east and the railway line to the north. As indicated, the area along Tench Avenue is identified as an entertainment, tourism, leisure and lifestyle precinct. The key focus of this precinct is to provide a range of entertainment activities to attract visitors and service the local community.

The Department considers the proposal to be consistent with this precinct plan, as it will facilitate tourism; provide a unique leisure and entertainment opportunity; and, create local employment.

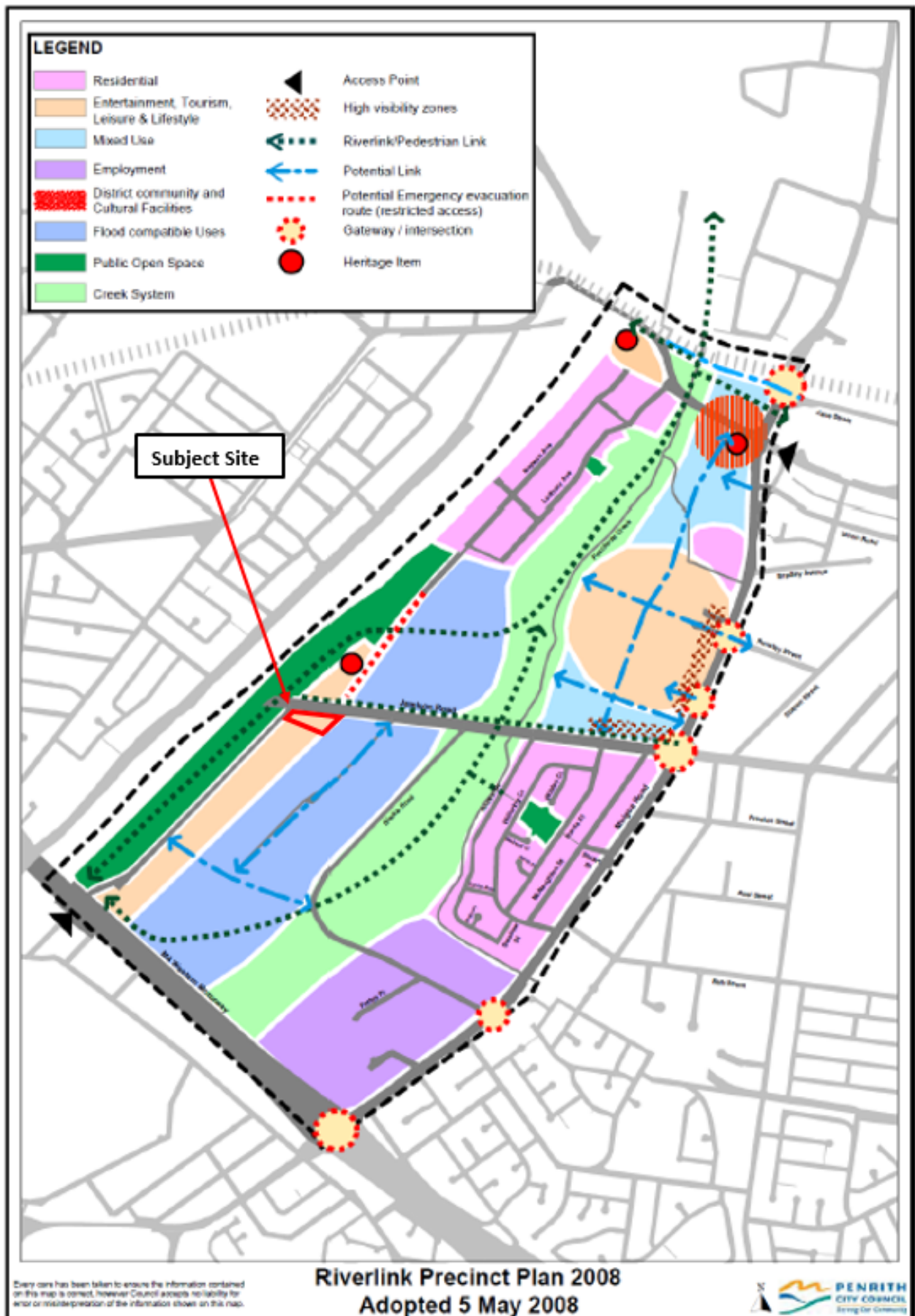


Figure 6 Identification of the Riverlink Precinct Plan 2008



## Section 9.1 Ministerial Directions

The proposal indicates it is consistent with all relevant Section 9.1 Directions. Consistency with relevant directions is addressed, below.

### Direction 2.3 Heritage Conservation

The objective of this Direction is to conserve items, areas, objects and places of environmental and indigenous heritage significance.

As shown in Figure 7 (below), the planning proposal is located opposite a local heritage item at 475-487 Jamison Road located north-west of the subject site. The local heritage item (Item no. 95) is identified as “Madang Park”, its significance is reflected by the type of houses built by the prosperous farmers of the district during the various phases of rural development and is an important feature of the remaining rural landscape along this section of the Nepean river.

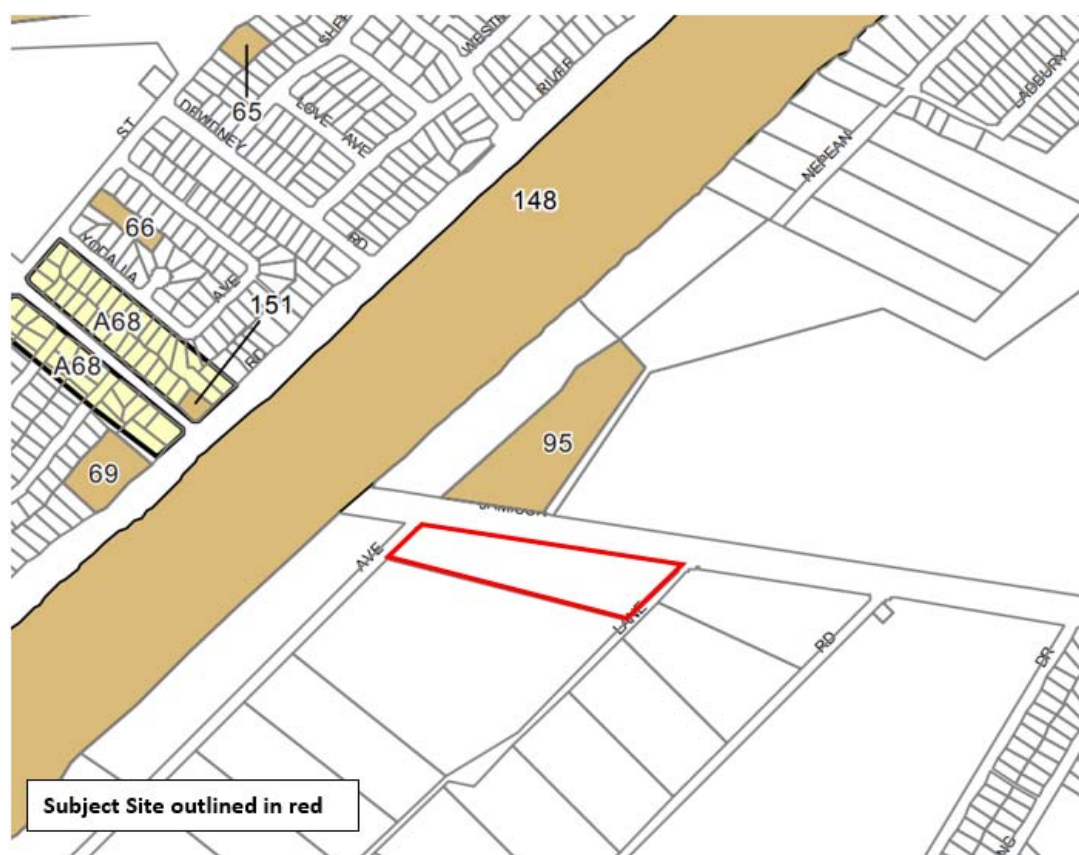


Figure 7 Location of local heritage items

The Madang Park homestead is located approximately 200 metres north of the subject site.

### Department comment

It is not anticipated that the proposal will adversely impact upon the heritage item and the proposal is consistent with the direction. Council's consultation with the Office of Environment and Heritage during the exhibition period, however, is recommended.

### Direction 3.4 Integrating Land Use and Transport

This Direction aims to ensure urban structures, building forms, land use locations and street layouts are located to minimise car dependence, and its traffic impacts and promote walking and public transport use in proximity to housing, jobs and services. This Direction applies as the proposal seeks to alter the provisions relating to the tourist zone.

The proposal is consistent with this Direction as it proposes a development reflective of the current zone and generally complies with the guidelines prepared by the Department of Urban Affairs and Planning (DUAP 2001), such as proximity to accommodation (on site) and public transport services.

### Direction 4.3 Flood Prone Land

This Direction aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and that potential flood impacts are considered.

The site is subject to flooding at the 1:50 and to PMF levels. The proposal is supported by a Concept Flood Risk Management and Stormwater Management Report (**Attachment A1**) and a Flooding and Evacuation document (**Attachment A2**). Council indicates that the proposal is consistent with the direction.

As part of the planning proposal, Council has provided a detailed assessment supporting the contention that the proposal is not inconsistent with the Direction (pp. 28 to 30 – **Attachment A**), on the basis:

- Concept Flood Risk Assessment forms part of the technical studies included in this Planning Proposal. The report considers the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.
- The Planning Proposal will facilitate a development that is consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 as detailed in the Concept Flood Risk Report included as Appendix 7 (refer to **Attachment A1** to this report).
- The Planning Proposal does not permit development in a floodway.
- The Planning Proposal will not result in an increased requirement for government spending on flood mitigation measures, infrastructure or services.
- The Planning Proposal does not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005.

In these circumstances, it is agreed with Council that the proposal is not technically inconsistent with the Direction.

The Department sought the views of Infrastructure NSW concerning proposed evacuation issues. No objections were raised to the proposal proceeding on the basis that further information is provided to address design and evacuation planning. This information will assist State Emergency Services (SES) considering the proposal. This can occur at the exhibition stage. To address this matter, the following determination condition is recommended:

Prior to exhibition, Council is to amend the Concept Flood Risk Management and Stormwater Management Report for the Winter Sports World (ACOR Consultants – 27 June 2018) by including the following information:

- the potential number of vehicles evacuating the site during a flood event, including visitors to the facility; and,
- the manner in which the facility will be managed during and after floods, including securing and managing the site during floods of varying levels and duration, and recovery plans for the facility after flood events.

The Department notes that additional advice was sought over site evacuation timing; evacuation traffic flows from other areas; evacuation routes; and, destinations. It is considered that these matters can be appropriately addressed by the SES at the time Council consults with that organisation.

#### Direction 4.4 Planning for Bushfire Protection

This Direction applies when a council prepares a planning proposal that affects, or is in proximity to land mapped as bushfire prone land.

Part of the eastern side of the site is identified as Bushfire Prone Land on the NSW Planning Portal. Council state that the planning proposal does not seek to alter the permitted uses on the site and the future development of the site will be designed in accordance with Planning for Bushfire Protection 2006.

The proposal is not inconsistent with the terms of the direction. To meet the requirements of the direction, it is recommended that Council consults with the NSW Rural Fire Service and addresses their concern, if any, and updates the planning proposal, if required.

#### Direction 5.8 Second Sydney Airport: Badgerys Creek

The proposal indicates that it will not hinder the potential for development of the Second Sydney Airport.

The Department confirms that the subject land is located outside the Western Sydney Airport OLS (Obstacle Limitation Surface) and the site is not subject to any height requirements regarding the airport.

#### 6.3 Site Specific Provisions

This Direction aims to discourage unnecessarily restrictive site-specific planning controls. The proposal seeks to apply site specific provisions to the Penrith LEP to allow the unique development to occur on the land.

Council state that the planning proposal only seeks to amend the height of building provision and that the additional height is only permitted to allow for a winter sport facility. Council has also proposed a 'sunset' clause.

The planning proposal is not consistent with this Direction as it imposes additional requirements to those contained in the zone. The Department notes that the planning proposal is adequately described as a Recreation use (Indoor) and is consistent with the uses permitted in the current zone. A site-specific provision is considered the only means to allow the increased height for this specific use.



The inconsistency of this Direction is considered of minor significance as the provision does not seek to change the zone but rather support a unique development with a time limitation.

Unnumbered Direction: Local Planning Panels Direction – Planning Proposals (27/9/2018)

Council complied with the terms of the Direction and referred the proposal to the local planning panel. The Penrith Local Planning Panel did not object to the proposal proceeding, subject to the provision of:

- an urban design and contextual analysis;
- a visual analysis;
- a flooding and evacuation analysis; and
- a traffic analysis.

In accordance with the Panel's advice, the proposal is supported by: an urban design report (**Attachment A4**); visual analysis (**Attachment A6**); flooding advice (**Attachments A1 and A2**); and, a traffic and parking report (**Attachment A3**).

**State environmental planning policies (SEPPs)**

The planning proposal is generally consistent with all relevant State Environmental Planning Policies.

State Environmental Planning Proposal No.55 – Remediation of Land (SEPP 55)

The proposal states that: the site is currently used for a rural/residential purposes and is unlikely to be contaminated. The future Winter Sporting Facility use is a less sensitive use which is permitted with consent in the SP3 zone. The provisions of SEPP 55 will be addressed in any future development application (p.20 – **Attachment A**).

Department comment

As previously indicated, the proposed indoor ski facility, and ancillary uses (including a hotel), are currently permitted with consent in the zone. As a change of use is not proposed, it is considered that the SEPP does not apply. Council's approach, however, is supported, in that it has indicated it will consider contamination issues at the development application stage.

**Deemed State environmental planning policies (DSEPPs)**

SREP No 20 – Hawkesbury-Nepean River (No 2 – 1997)

The site is located near the Nepean River and subject to the provisions of the deemed SEPP. The planning proposal indicates (p. 23 – **Attachment A**) that the DSEPP applies and that the proposal is consistent with that instrument, without explanation.

To ensure that this matter is appropriately addressed, it is recommended - as a determination condition - that Council be required to amend the schedule within the

proposal (p. 23) to include the provision(s) that apply to the site and, if necessary, provide advice clarifying the manner in which the proposal is consistent with the DSEPP.

## **SITE-SPECIFIC ASSESSMENT**

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### **Social and Economic**

The planning proposal states that the winter sports facility has the potential to have a positive social and economic benefit for the community, as it would provide additional employment opportunities in the tourism and hospitality sector. The envisaged development may also positively contribute to the night time economy by providing tourist accommodation, contributing to the night time activity within the city centre.

### **Environmental**

The planning proposal is not expected to have an adverse impact on any ecological communities. The site does not contain any known critical habitat or threatened species, populations or ecological communities, or any other habitat.

### **Overshadowing**

The planning proposal seeks to increase the maximum building height from 8.5m to 54m to accommodate the required length and gradient of the ski slope.

It is noted in Section C of the planning proposal that the concept plan will overshadow a few residences at the adjoining 'Nepean Shores' holiday park immediately to the south of the subject land.

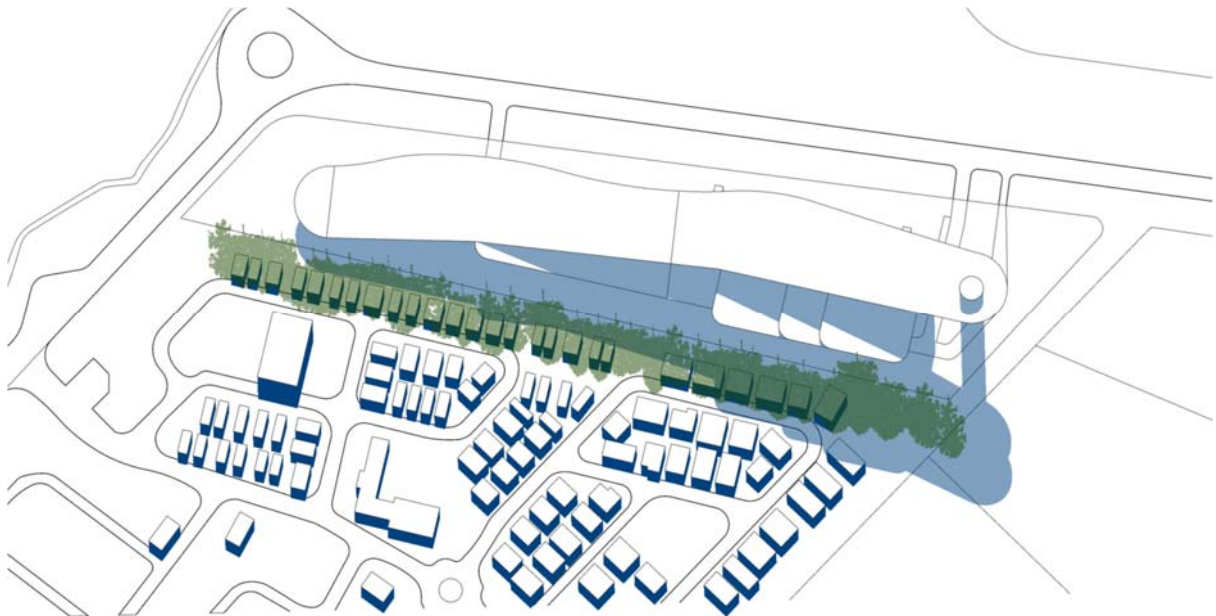
The adjoining holiday park generally provides short term accommodation and it is not anticipated that overshadowing would have a significant impact on short-term residents in terms of access to sunlight and daylight. It has been noted in the proposal, however, that there may be some longer-term occupants of the cabins along the northern boundary of the holiday park. Shadow diagrams taken from the urban design report (**Attachment A4**) are provided below.

## Shadow analysis - building + landscape

June 21, 9:00 am



June 21, 12:00 noon





## Shadow analysis - building + landscape (continued)

June 21, 1:30 pm



June 21, 3:00 pm



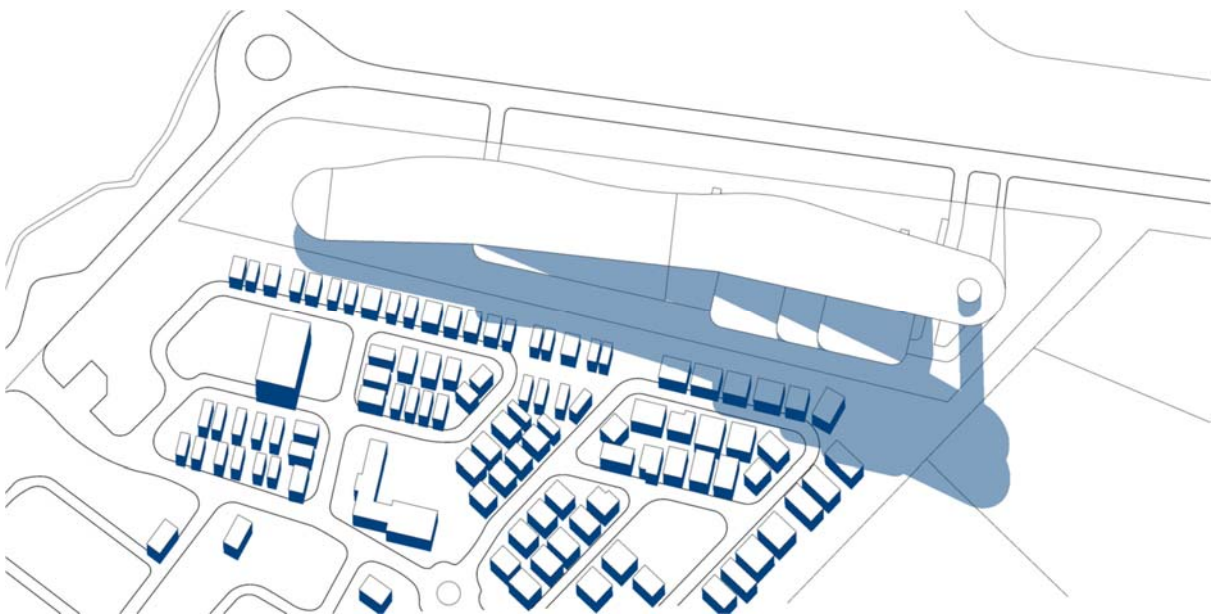
*These solar shading studies show the impact of the building plus the existing trees on the neighbouring site at the mid-winter solstice (21 June) during the day. The early time shows the shadow cast by the trees is more extensive at the western end, whilst the building shades the northern side of the mobile home park.*

## Shadow analysis - building only

June 21, 9am



June 21, 12:00 noon



## Shadow analysis - building only

June 21, 1:30 pm



*These solar shading studies show the impact of the building only, (no vegetation or trees) at the mid-winter solstice (22 June) during the day – at 3 pm. By mid-afternoons the shadow from the tallest part is cast only over Wilsons Lane, and the private open space of the last few homes.*

June 21, 3:00 pm



*These solar shading studies show the impact of the building (only, no vegetation or trees) at the mid-winter solstice (22 June) during the day – at 12 noon and 1.30 pm. The shadow from the building is cast only on the last 6 permanent mobile homes.*



While acknowledging that the proposal would impinge upon the amenity of a small number of dwellings, it is agreed with Council that this is acceptable in view of the following:

- Council's DCP indicates that the large parts of the Riverlink Precinct are in transition and will have a different character in time to what currently exists. This is particularly relevant to the 'Tourism and Recreation' sub-precinct in which the site is located. In order to achieve consistency with the zone objectives and provisions for development in the zone future development of the site can be reasonably be expected. Any future development is likely to impact on the north facing decks and living rooms of the cabins that overlook the site.
- The north facing living rooms and decks would be overshadowed by a development that complies with the current LEP 2010 height control and DCP setback provisions.
- Between 12noon and 3pm in mid winter the shadow of the building depicted in the concept plans largely falls over an area which is already affected by the shadow cast by the existing trees along the boundary.
- The cabins have access to communal gardens and open spaces and recreation facilities within the 'Nepean Shores' development.

### **Traffic**

A traffic and parking assessment (**Attachment A3**) supports the proposal. The winter sport facility is expected to generate 27 vehicle trips in the morning peak hour and 34 vehicle trips in the afternoon peak. The function centre is expected to generate 350 vehicle trips in the morning peak hour and 175 in the afternoon peak hour.

The assessment states that the proposed development would, overall, generate approximately 445 vehicle trips during the weekday AM peak period; 277 vehicle trips during the weekday PM peak; and, 174 vehicle trips during the weekend AM peak.

This level of traffic generation predominately relates to the function centre use and that a large 1,000 person event would typically only be held on a limited number of occasions per year. Accordingly, the typical traffic generation associated with the development would be substantially less and in the order of 100 to 150 vehicle trips during each of the above peak periods.

The proposal (p. 31 – **Attachment A**) indicates that traffic modelling report is currently underway, which will assess the traffic impacts of the development on the external road network and inform future road upgrades, if needed.

It is recommended that Council consults with the Roads and Maritime Services and Transport for NSW on the planning proposal and advises those authorities of the traffic impacts on the external road network, identifying whether any road works are necessary to facilitate the expected increase in traffic volumes.

### **Design Competition**

The proposal states that the design of the structure will be prepared by way of a design competition. During the assessment of the planning proposal, the relevant council officer informally requested that the design requirement to submit three

designs be waived, and instead, a 'design jury' be formed to consider the current concept plan.

The request was referred to the Government Architects Office for comment, which recommended the design requirements not be waived due to the uniqueness of the proposal.

It is recommended Council consults with the Government Architects Office during the public consultation period to clarify proposed design competition requirements and that Council obtains the agreement of that Office for this aspect of the proposal prior to the plan's finalisation.

### **Infrastructure**

The site has access to existing infrastructure and utilities. It is anticipated that the planning proposal will generate additional demands on local infrastructure, but not to public or community services.

It is recommended that Council consults the relevant utility providers including: Sydney Water; Telstra; and, Endeavour Energy, during the public exhibition stage.

### **Heritage**

As noted previously, the planning proposal is located approximately 200m South-east of the 'Madang Park' – a local heritage item (Item 95). The proposal is not expected to adversely impact upon the local heritage item, as the subject land is distant from the item and will not create any overshadowing.

## **CONSULTATION**

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### **Community**

A public exhibition period was not proposed by Council. Given the nature of the proposal, a 28-day public exhibition period is considered appropriate to gauge the response of the community.

### **Agencies**

The Department recommends that Council consult the following State agencies in relation to the planning proposal:

- Roads and Maritime Services;
- Transport for NSW;
- Government Architects Office;
- Office of Environment and Heritage;
- State Emergency Services;
- NSW Rural Fire Services;
- Sydney Water;
- Telstra; and
- Endeavour Energy

Should these agencies require any additional information, or specify any additional matters to be addressed, the proposal is to be updated to respond to the submission, a copy of which is to be included with the updated planning proposal.

## **TIME FRAME**

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Council proposes a timeframe of 6 months to finalise this planning proposal. Given the nature of the planning proposal, however, a 9-month timeframe is recommended.

## **LOCAL PLAN-MAKING AUTHORITY**

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Council has requested authorisation to exercise the plan making delegation. Given the unique nature of the planning proposal; the need for consideration to be given to regional evacuation impacts, as well as, consultation with the Governments Architects Office, it is recommended that Council not be authorised to exercise delegation.

## **CONCLUSION**

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The Department recommends that the planning proposal proceeds with conditions, given that it holds strategic merit, enabling the development of the site and as it will provide additional jobs in Penrith. In addition, the proposed development will complement and support the surrounding tourist land uses.

## **RECOMMENDATION**

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It is recommended that the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend:
  - (a) the planning proposal, under *Part 2 – Explanation of provisions*, so that the current height control of 8.5m is added to the explanation and further commentary is included to clarify the manner in which it is intended for the design competition, and sunset clause, are proposed to operate; and add a note under Part 2 that the manner in which Penrith LEP 2010 will be amended to achieve the intent will be subject to legal drafting;
  - (b) the schedule of deemed SEPPs within the proposal to further address SREP No 20 – Hawkesbury-Nepean River (No 2 – 1997) by making reference to the applicable provisions of the SEPP and clarifying the manner in which the proposal is consistent with these provisions; and
  - (c) the supporting Concept Flood Risk Management and Stormwater Management Report for the Winter Sports World (ACOR consultants – 27 June 2018) by including the following information:
    - the potential number of vehicles evacuating the site during a flood event, including visitors to the facility; and
    - the manner in which the facility will be managed during and after flood events, including securing and managing the site during floods of varying levels and duration, and recovery plans for the faculty after flood events.
2. The planning proposal should be made available for community consultation for a minimum of 28 days.



3. Consultation is required with the following public authorities:
- Roads and Maritime Services;
  - Transport for NSW;
  - Government Architects Office;
  - Office of Environment and Heritage;
  - State Emergency Services;
  - NSW Rural Fire Service;
  - Sydney Water;
  - Telstra; and
  - Endeavour Energy.
4. Council is to consult with the NSW Rural Fire Service prior to exhibition in terms of section 9.1 Direction 4.4 Planning for Bushfire Protection. Should the proposal be considered to be inconsistent with the Direction, following receipt of advice from that authority, Council is to bring this matter to the attention of the Department prior to finalisation of the proposal.
5. Council is to consult with the Roads and Maritime Services and Transport for NSW and provide those authorities with anticipated traffic impacts on the external road network, identifying whether any road works are necessary to facilitate the expected increase in traffic volumes.
6. Council is to consult with the Government Architects Office to clarify proposed design competition requirements and is to obtain the agreement of that Office for this aspect of the proposal prior to finalisation of the plan.
7. The time frame for completing the LEP is to be 9 months from the date of the Gateway determination.
8. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.



26/4/19  
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