

Our Reference: CM 7142

Mr Adrian Hohenzollem
Director, Sydney Region West
NSW Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2000

18 September 2020

Dear Mr Hohenzollem,

REQUEST FOR EXTENTION TO GATEWAY TIMEFRAME - PLANNING PROPOSAL – STILTON LANE (PP_2018_WOLLY_001_00)

I write to seek an extension to the finalisation date for the above mentioned Planning Proposal.

The proposal seeks to amend the Wollondilly Local Environment Plan 2011 (Wollondilly LEP 2011) by rezoning several adjoining lots on Stilton Lane, Picton from RU2 (Rural Landscape) to a range of zones to facilitate housing, tourism, commercial uses and a medical precinct.

A Gateway determination to proceed was issued on 26 May 2018 with a timeframe to complete the Planning Proposal by 26 November 2019.

This Gateway contained a number of conditions, including a requirement for number of studies for the site to be prepared by the proponent. These studies have yet to be completed and so the matter was reported to the Ordinary Meeting of Council on 16 June 2020 for direction.

At this meeting, Council highlighted the potential for this Proposal to grow and add jobs to the area, with the variety of uses having the potential to assist in stimulating the local economy and so Council resolved the following:

That Council:

1. *Notes the Local Planning Panel's advice regarding the Stilton Lane Planning Proposal.*
2. *Resolves to temporarily pause or give an extension to the Stilton Lane Planning Proposal for the following reasons:*
 - a) *Parts of the planning proposal will have significant benefit to assist in the economic recovery post Covid recovery for the Shire creating jobs and growth opportunities.*
 - b) *The landowner has indicated willingness to commit the required resources to progress the proposal without further delay.*
 - c) *Parts of the planning proposal rely on Sydney Water wastewater capacity.*
3. *Write to the proponent seeking:*
 - a) *an immediate clear accelerated timetable from the proposal to carry out the required studies to support the proposal for the planning proposal process to be completed within 12 months*

- b) inviting them to make an offer to provide supporting essential and non-essential local infrastructure to provide net community benefit.*
- c) an updated site map that clarifies land use and minimum lot sizes, including space allocated for medical, tourist, educational and Sydney water uses.*

4. *Upon receipt of an acceptable timetable from the proponent, write to the Department of Planning, Industry and Environment to seek an extension to the Gateway determination importantly noting the post covid opportunities, and on the basis of the committed timeframes.*

In accordance with this resolution, the proponent has since submitted a timeframe for completion of the studies and so we are writing to request an extension to the timeframe as detailed in the table below:

Project detail	Timeframe	Timeline
Preparation of studies	5 months	November 2020
Review of Studies and prepare amended proposal	2 months	January 2021
Proposal forwarded to DPIE to endorse proposal prior to public exhibition, as per Gateway requirements	2 months	March 2021
Public exhibition and time for Council staff to collate community and agency submissions	2 months	May 2021
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	4 months	September 2021
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	3 months	December 2021
Anticipated date DPE will finalise the LEP Amendment and it is notified on the website.	2 months	February 2022

Supporting documentation has been uploaded to the Council cloud as follows:

1. A copy of the original Gateway Determination
2. A copy of the Council's Resolution from the July 2020 Ordinary Meeting
3. A copy of the Proponents Letter detailing the proposed timeframe for the completion of studies.
4. A copy of the indicative wastewater pipe placement mapping.

These can be accessed here: <https://cloud.wollondilly.nsw.gov.au/index.php/s/TE6XLu9tT1yOaIF>

For further information on this matter please contact Nicholas Kafer on (02) 4677 1100 or via email nicholas.kafer@wollondilly.nsw.gov.au.

Yours Faithfully,



Nicole Aiken
Acting Strategic Planning Team Leader
SUSTAINABLE GROWTH