

Our Reference: TRIM 6399 DS:KC

Your Reference: PP_2013_WOLLY_003_00

Catherine Van Laeren
Director Sydney Region West
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

7 March 2016

Dear Ms Van Laeren

QUEEN VICTORIA MEMORIAL HOME PLANNING PROPOSAL – REQUEST FOR GATEWAY ALTERATION AND EXTENSION TO TIMEFRAME

Wollondilly Shire Council requests a Gateway alteration for the Planning Proposal named “Queen Victoria Memorial Home” and also an extension to the specified gateway timeframe.

Background

Wollondilly Shire Council received a Gateway Determination for this planning proposal on 26 March 2013 and a revised Gateway Determination on 4 December 2013.

The Planning Proposal was placed on community consultation from Wednesday 18 November 2016 until Friday 18 December 2016. After considering submissions received from the community and government agencies and reviewing the specialist studies it was determined that part of the site (Lot 1 DP 264150 - 590 Thirlmere Way) is unsuitable for the purpose of *seniors housing*.

Wollondilly Shire Council considered a report on the Planning Proposal at its meeting held on Monday 15 February 2016 and resolved to support the recommendation to seek a Gateway alteration to not rezone that part of the site for *seniors housing*. At the same meeting Wollondilly Shire Council resolved to finalise the planning proposal.

Request for Alteration to Gateway Determination

The Queen Victoria Memorial Home Planning Proposal site includes four properties which are Lot 1 DP 264150 (590 Thirlmere Way), Lot 31 DP 1022462 (No 220 Bridge Street) and Lots 32 and 33 DP 1022462 (615 & 555 Thirlmere Way). It is requested that, Lot 1 DP 264150 (590 Thirlmere Way) not be rezoned for *seniors housing*. The following alteration to the Gateway Determination is requested.

A planning proposal to amend the Wollondilly Local Environmental Plan 2011 shall proceed for the Queen Victoria Memorial Home site being Lot 1 DP 264150 (590 Thirlmere Way) and Lot 31 DP 1022462 (No 220 Bridge Street) and Lots 32 and 33 DP 1022462 (615 & 555 Thirlmere Way) to:

- i) rezone part of the site (Lots 31, 32 and 33 DP 1022462) for seniors housing by amending the zone to Zone SP2 Infrastructure (Health Services Facility and Seniors Housing) and;
- ii) amend the Lot Size Map, and Natural Resources – Biodiversity Map for the whole site and;
- iii) amend the Height of Building Map for the Queen Victoria Memorial Hospital heritage item and curtilage and;
- iv) amend the Natural Resources – Water Map for Lot 31 DP 1022462 and;
- v) identify 'Harmony House' as a local heritage item.

Extension of Timeframe

The Gateway Determination timeframe for completion of the planning proposal is 23 March 2016. An extension to this timeframe is requested to allow time for the Department to determine the Gateway alteration and for finalisation of the Draft LEP amendment.

Planning Proposal detail	Timeline	Timeframe
Receipt of Gateway Alteration from Department	2 months	May 2016
Preparation of final maps and documents and anticipated date Council will forward draft LEP amendment to PC	2 months	July 2016
Anticipated date LEP amendment request for notification is made.	1 months	August 2016

A 5 month extension until 23 August 2016 is requested.

Delegation

The Minister has granted delegation to Wollondilly Shire Council to finalise this planning proposal. The final Council resolution indicated that there are outstanding issues from the Office of Environment and Heritage (OEH) but advice was received from the OEH that they do not object to the planning proposal. As this advice was received after the final report to Council was completed the recommendation was not changed to remove the reference to the outstanding issues for OEH and Council's resolution supported the recommendation. Accordingly there are not considered to be any outstanding issues from OEH.

Wollondilly Shire Council has not received any objections from government agencies. Council requests that it retains the Minister's delegation to finalise the planning proposal.

Supporting Documents

Please find attached the following documents to inform your determination:

- An updated **Planning Proposal** document which incorporates the proposed alterations.
- **Gateway Determinations** – original and revised.
- Final **report** and **resolution** of Council.
- **Correspondence** from OEH.

If you require any further clarification regarding the above, kindly contact Council's Senior Strategic Planner, Kitty Carter by phoning 4677 6230 or emailing kitty.carter@wollondilly.nsw.gov.au

Yours faithfully



David Smith
Manager

GROWTH AND STRATEGIC PLANNING