



14 December 2018

Director Sydney Region West
Ann-Maree Carruthers
Level 5, 10 Valentine Avenue
PARRAMATTA NSW 2124

Our Ref: 5/2015/PLP
Your Ref: PP_2016_THILL_015_00

Dear Ms Carruthers

Gateway extension request - 40 Solent Circuit, Norwest (5/2015/PLP)

I am writing to request an extension of time to complete the above planning proposal which seeks to facilitate high density residential development with a range of supporting uses at 40 Solent Circuit, Norwest.

A Gateway Determination was issued by the Department of Planning and Environment on 31 January 2017 allowing twelve (12) months for completion of the proposal.

The Gateway Determination required that:

- Prior to community consultation, the planning proposal is to be updated to address consistency with the draft West Central District Plan;
- Community consultation be undertaken in accordance with section 56(2)(c) and 57 of the Act for a period of 28 days; and
- Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Endeavour Energy;
 - Transport for NSW;
 - Transport for NSW – Roads and Maritime Services;
 - Sydney Water; and
 - Telstra.

When originally resolving to forward the planning proposal to the Department on 8 November 2016, Council also resolved, in part, that:

3. *Council proceed to discuss with the Applicant the preparation a draft Voluntary Planning Agreement which resolves the issues relating to the increased demand for local infrastructure generated by the additional residential density; and*
4. *Following the preparation of the draft Voluntary Planning Agreement, and prior to any public exhibition of the planning proposal, a report on the draft Voluntary Planning Agreement be submitted to Council for consideration.*

As the planning proposal precedes the completion of detailed precinct planning for the Norwest Precinct (including the preparation of a contributions plan), a critical component of progressing with the proposal is ensuring that the additional demand for local infrastructure generated by the proposed uplift can be met. A draft VPA was not received from the applicant until February 2018.

Consequently, Council requested an extension to the Gateway Determination in March 2018 which was issued by the Department on 29 March 2018, amending the Gateway to update the timeframe for completion to 31 October 2018.

A public exhibition of the planning proposal was undertaken from 1 May to 15 June 2018 but the RMS requested additional time to make a submission which was not received until 21 September 2018. Submissions received from Transport for NSW and RMS (attached) require substantial additional information and request that the proposal not proceed further until this has been completed. Council has requested that the Proponent complete the additional investigations required however it is anticipated that this will take a substantial period of time given the scope of the work.

Accordingly, an extension of time is respectfully requested for a further twelve (12) months to allow for the completion of the planning proposal.

Thank you for your consideration. Any future correspondence in relation to this matter should quote reference number 5/2015/PLP. Should you require any further information please contact Piers Hemphill, Strategic Planning Coordinator on 9843 0511.

Yours faithfully



Nicholas Carlton
PRINCIPAL COORDINATOR FORWARD PLANNING

Attachment 1

Public authority submission – Transport for NSW (31 July 2018)

Attachment 2

Public authority submission – Roads and Maritime Services (21 September 2018)