

Our Reference: 8767, 4985, 6497, 6454, 6585, 6814, 6842, 6969, 6895, 7236, 7654, 7842, 7884, 8055, MR:DS

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

25 August, 2016

Dear Catherine,

REQUEST FOR EXTENSION TO TIMEFRAMES OF VARIOUS PLANNING PROPOSALS

The purpose of this letter is to seek extensions to the specified gateway timeframes for the following thirteen (13) planning proposals:

- | | |
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| • Macquariedale Road, Appin | (PP_2011_WOLLY_014_00) |
| • Abbotsford Road | (PP_2011_WOLLY_017_00) |
| • North Silverdale | (PP_2013_WOLLY_005_00) |
| • Bulli-Appin Road | (PP_2013_WOLLY_013_00) |
| • Station Street, Menangle | (PP_2013_WOLLY_011_00) |
| • Picton East | (PP_2013_WOLLY_002_00) |
| • Land Adjoining Oakdale Sportsfields | (PP_2013_WOLLY_006_00) |
| • Stonequarry Commercial | (PP_2013_WOLLY_010_00) |
| • Argyle Street Business Lands | (PP_2013_WOLLY_007_00) |
| • Government Road | (PP_2014_WOLLY_006_00) |
| • Heritage Housekeeping | (PP_2014_WOLLY_001_00) |
| • Cross Street | (PP_2014_WOLLY_003_00) |
| • Land Adjacent to the Mushroom Tunnel | (PP_2015_WOLLY_001_00) |

Further information related to each request is provided below:

1. Macquariedale Road, Appin (PP_2011_WOLLY_014_00)

Gateway Determination: October, 2011

Current Finalisation Date: 10 August, 2016

Current Status:

In May 2016, Council resolved to consider the Planning Proposal in an amended form and seek an alteration to the Gateway Determination. Council's resolution required a number of actions to be completed prior to making a request to the Minister for Planning for the necessary alteration. These actions have not yet been completed.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	2 months	September 2016
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	6 weeks	November 2016
Timeframe for consideration of submissions.	2 months	January 2017
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	2 months	February 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	8 weeks (from Council report)	April 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	2 months	June 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 June 2017 to complete the planning proposal.

Council Contact: Carolyn Whitten, 4677 9551 or Carolyn.whitten@wollondilly.nsw.gov.au

2. Abbotsford Road (PP_2011_WOLLY_017_00)

Gateway Determination: April, 2012

Current Finalisation Date: 1 August, 2016

Current Status:

The heritage concerns with this planning proposal have now been resolved and Council is working with the proponent to finalise the form of the Voluntary Planning Agreement so that the planning proposal can progress to public exhibition.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	-	Completed
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	2 months	November 2016
Timeframe for consideration of submissions.	2 months	January 2017
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	2 months	February 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	8 weeks (from Council report)	April 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	2 months	June 2017

Requested Gateway Extension: In view of the above, Council requests an extension until 31 June 2017 to complete the planning proposal.

Council Contact: Carolyn Whitten, 4677 9551 or carolyn.whitten@wollondilly.nsw.gov.au

3. North Silverdale (PP_2013_WOLLY_005_00)

Gateway Determination: July, 2013

Current Finalisation Date: 8 December, 2016

Current Status:

In late 2014 Council resolved to request an alteration to the Gateway Determination to request changes to zoning types, amendments to studies required and also requested the deletion of the requirement for an odour study in lieu of an odour buffer around a nearby poultry farm. An altered gateway was issued by the Department in June, 2015 in respect of these matters.

Following the receipt of the alteration to the Gateway Determination, Council provided advice to the proponent including suggested changes to comply with the altered Gateway. Council also requested updated specialist studies to address concerns that had previously been raised by Council and various state government departments. These amended Specialist Studies are required prior to proceeding to public exhibition. These studies are currently being amended before being submitted to Council. Council has also been working with the proponent and OEH in an attempt to resolve vegetation issues associated with the proposal.

The proponent has advised Council that these updated specialist studies should be received by the end of the year. Council is also liaising with the proponent regarding the possibility of the placement of a park or reserve in the middle of the site for future community use.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	3 months	Early December, 2016
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	4 months	Early April, 2017
Timeframe for consideration of submissions.	1 month	Early May, 2017
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	3 months	Early August, 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	Within 1 month of Council Report	September, 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 month	October, 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 October, 2017.

Council Contact: Mark Ruddiman, 4677 592 or mark.ruddiman@wollondilly.nsw.gov.au

4. Bulli-Appin Road (PP_2013_WOLLY_013_00)

Gateway Determination: January, 2014

Current Finalisation Date: 30 November, 2016

Current Status:

Traffic and transportation issues have now been resolved and the planning proposal can now progress to public exhibition.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	4 weeks	August 2016
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	6 weeks	October 2016
Timeframe for consideration of submissions.	2 months	December 2016
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	2 months	February 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	8 weeks (from Council report)	April 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	2 months	June 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 June 2017 to complete the planning proposal.

Council Contact: Carolyn Whitten, 4677 9551 or Carolyn.whitten@wollondilly.nsw.gov.au

5. Station Street, Menangle (PP_2013_WOLLY_011_00)

Gateway Determination: July, 2013

Current Finalisation Date: 16 June, 2016

Current Status:

The NSW Joint Regional Planning Panel (JRPP) has been appointed as the Relevant Planning Authority. The exhibition of the Planning Proposal was completed on 28 July, 2015. At its meeting on 28 July, 2016, the JRPP requested further information from the proponent. The current finalisation date is insufficient and should be reviewed.

6. Picton East (PP_2013_WOLLY_002_00)

Gateway Determination: March, 2013

Current Finalisation Date: 23 September, 2016

Current Status: Council sent a request for an alteration to the Gateway Determination to the Department in December 2015. Council is currently undertaking a traffic and transport investigation in

relation to the Picton Town Centre and this Planning Proposal is a key part of that investigation. It is anticipated that this investigation will be completed within the next 6 months. The Planning Proposal is not able to be finalised until the outcomes of the investigation including requirements for infrastructure and planning agreement negotiations are complete.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive Gateway alteration and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	3 months	December 2016
Timeframe for Picton Town Centre Transport Management Plan negotiations and preparation of a planning agreement for provision of traffic and transport infrastructure.	3 months	March 2017
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions and planning agreement.	2 months	May 2017
Timeframe for consideration of submissions and proposal post exhibition including amendments, maps and report to Council.	3 months	August 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	2 months	October 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	2 months	November 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 November, 2017.

Council Contact: Kitty Carter, 4677 8230 or kitty.carter@wollondilly.nsw.gov.au

7. Land Adjoining Oakdale Sportsfields, Oakdale (PP_2013_WOLLY_006_00)

Gateway Determination: May, 2013

Finalisation Date: 22 November, 2016

Current Status:

Specialist Studies were submitted to Council in respect of the Planning Proposal in December, 2016. Feedback was provided by internal Council staff and state government agencies in March/April, 2016. Council's internal property panel also resolved in March, 2016 not to accept the dedication of the proposed E2 zoned land which the proponent had requested.

In June, 2016 detailed advice was provided to the proponent outlining the additional material that needs to be included in the Flora and Fauna Assessment. The advice included suggested amendments to the zone layout and minimum lot size which may overcome some of the outstanding vegetation issues on the site and appropriate options for the proposed E2 lands on the site. Upon receipt of the amended Specialist Studies it is anticipated that the proposal would progress to public exhibition.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the	3 months	Early December, 2016

Project detail	Timeframe	Timeline
Planning Proposal or Specialist Studies as a result.		
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	3 Months	Early March, 2017
Timeframe for consideration of submissions.	1 Month	Early April, 2017
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	3 Months	July, 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	Within 1 months of Council Report	August, 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 month	September, 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 September, 2017.

Council Contact: Mark Ruddiman, 4677 9592 or mark.ruddiman@wollondilly.nsw.gov.au

8. Stonequarry Commercial (PP_2013_WOLLY_010_00)

Gateway Determination: August, 2013

Current Finalisation Date: 16 November, 2016

Current Status: Council has received specialist studies and undertaken consultation with government agencies. The applicant will be required address OEH concerns with regard to flooding. A review of the proposed public recreation zone has been undertaken and a planning agreement may be required. Council is currently undertaking a traffic and transport investigation in relation to the Picton Town Centre and this Planning Proposal is a key part of that investigation. It is anticipated that this investigation will be completed within the next 6 months. The Planning Proposal is not able to be finalised until the outcomes of the investigation including requirements for infrastructure and planning agreement negotiations are complete.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	2 months	October 2016
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	3 months	January 2017
Timeframe for Picton Town Centre Transport Management Plan negotiations and preparation of a planning agreement for provision of traffic and transport infrastructure.	3 months	April 2017
Timeframe for exhibition of a planning agreement.	2 months	June 2017
Timeframe for consideration of submissions and proposal post exhibition including	3 months	September 2017

Project detail	Timeframe	Timeline
amendments, maps and report to Council.		
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	2 months	November 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	2 months	December 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 December, 2017.

Council Contact: Kitty Carter, 4677 8230 or kitty.carter@wollondilly.nsw.gov.au

9. Argyle Street Business Lands (PP_2013_WOLLY_007_00)

Gateway Determination: June, 2013

Current Finalisation Date: 27 June, 2016

Current Status:

Council had previously received an objection to the proposal from NSW Department of Resources and Industry based on mining related issues. In November, 2015 Council received advice from the Department of Resources and Industry where it was advised that based on the consideration of additional information provided, they would now support the proposal. Council has since consulted with the Mine Subsidence Board who also raised no objections to the proposal. The proponent is currently in the process of preparing Specialist Studies for the Planning Proposal.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	6 months	Late February, 2017
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	4 months	Late June, 2017
Timeframe for consideration of submissions.	1 month	Late July, 2017
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	3 months	Late October, 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	Within 1 month of Council Report	Late November, 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 month	Late December, 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 December, 2017.

Council Contact: Mark Ruddiman, 4677 9592 or mark.ruddiman@wollondilly.nsw.gov.au

10. Government Road (PP_2014_WOLLY_006_00)

Gateway Determination: November, 2014

Current Finalisation Date: 3 December, 2016

Current Status:

The proponent submitted a 7 part test of significance in July, 2016 to enable Council to confirm whether the future development of the site is likely to result in a significant impact under Part 5A of the *Environmental Planning and Assessment Act, 1979*. Once Council provides advice on this, the remaining specialist studies will be finalised and submitted to Council.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	4 Months	Early January, 2017
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	3 Months	Early April, 2017
Timeframe for consideration of submissions.	1 Month	Early May, 2017
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	3 Months	Early August, 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	Within 1 month of Report to Council	September, 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 Month	October, 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 October, 2017.

Council Contact: Mark Ruddiman, 4677 9592 or mark.ruddiman@wollondilly.nsw.gov.au

11. Heritage Housekeeping (Heritage Map Series Re-projection) (PP_2014_WOLLY_001_00)

Gateway Determination: February, 2014

Current Finalisation Date: 24 April, 2016

Current Status:

The planning proposal is on hold in light of recent announcements by the Department related to a shift to a digital planning system in NSW. These changes will affect the way spatial data is managed and published, particularly the standard technical requirements for spatial data accompanying planning proposals with a reduced reliance on PDF maps.

Completing the LEP amendment requires a significant amount of GIS/Mapping staff resources to amend 37 Heritage Maps. A shift to a digital planning system may remove the need to change the heritage map projections.

This planning proposal will remain on hold until we can better understand the impact of the proposed changes and to establish whether a planning proposal is still the best means of achieving the planning proposal objectives.

Expected timeline for completion:

N/A

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 July 2017 to complete the planning proposal.

Council Contact: Carolyn Whitten, 4677 9551 or carolyn.whitten@wollondilly.nsw.gov.au

12. Cross Street (PP_2014_WOLLY_003_00)

Gateway Determination: July, 2014

Current Finalisation Date: 24 October, 2016

Current Status:

Specialist studies have been completed and are under review. A report was considered by Council at its meeting on 16 July, 2016 which outlined strategies for Biocertification and a buffer to the Bargo River Gorge. Further work will be undertaken by the proponent to address Council and OEH requirements. When these matters are complete community consultation will commence.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Timeframe for review of Draft Biocertification strategy by OEH, submit application and finalise strategy and to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	3 months	November 2016
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	3 months	February 2017
Timeframe for consideration of submissions and the proposal post exhibition including amendments, maps and report to Council.	3 months	May 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	2 months	July 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	2 months	September 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 September, 2017.

Council Contact: Kitty Carter, 4677 8230 or kitty.carter@wollondilly.nsw.gov.au

13. Land Adjacent to the Mushroom Tunnel (PP_2015_WOLLY_001_00)

Gateway Determination: March, 2015

Current Finalisation Date: 30 September, 2016

Current Status:

The specialist studies have been reviewed and there are a number of issues, particularly related to traffic & transportation and heritage, which need to be addressed by the proponent prior to the planning proposal progressing.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	2 months	October 2016
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	6 weeks	February 2017 (to avoid holiday period)
Timeframe for consideration of submissions.	2 months	April 2017
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	2 months	June 2017
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	8 weeks (from Council report)	August 2017
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	2 months	October 2017

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 October 2017 to complete the planning proposal.

Council Contact: Nicole Aiken, 4677 9746 or Nicole.aiken@wollondilly.nsw.gov.au

Should you require any further information please do not hesitate to contact me directly on phone (02) 4677 9538 or via e-mail at david.smith@wollondilly.nsw.gov.au

Yours faithfully



David Smith
Manager Growth & Strategic Planning