

Dear Madam,

**Request for an Extension of Gateway Deadline for Planning Proposal –
120 - 188 Hawkesbury Valley Way, Clarendon**

The current Gateway deadline for finalisation of the above planning proposal expired on 29 September 2020. Council therefore requests an Alteration of Gateway Determination as outlined in this correspondence in order to enable finalisation of the planning proposal. This correspondence outlines the current status of the planning proposal, and details why the approved deadline has not been able to be met.

The planning proposal had been prepared in September 2013, and publicly exhibited during the period 4 July 2014 to 4 August 2014.

The Transport for NSW/Sydney Trains issues are the last remaining public agency matters to be resolved. In this respect there has been a significant delay in negotiations/discussions between the applicant and Transport for NSW, with various Traffic and Transport Reports submitted and resubmitted by the applicant since 2013.

In May 2020, Council received correspondence from Transport for NSW providing a response to a revised Traffic and Transport Report submitted by the applicant. Transport for NSW through their comments indicated that future development of the subject site as a business park would exceed the existing capacity on Hawkesbury Valley Way, and therefore the existing carriageway along Hawkesbury Valley Way between Richmond and Windsor would need to be widened in addition to any improvements needed at the intersections of Hawkesbury Valley Way/Macquarie Street and Hawkesbury Valley Way/George Street. A copy of this correspondence is attached.

Following preparation of a revised Traffic and Transport Report by the applicant in June 2020, on 26 August 2020 and 17 September 2020, meetings were held between the applicant, Transport for NSW representatives and Council Officers to discuss the identified road infrastructure upgrades to support future development of the subject site. The following issues were discussed during these meetings.

- Insufficient capacity on Hawkesbury Valley Way to accommodate the traffic volumes likely to be generated by the full development of the subject site as a business park.
- Need to widen Hawkesbury Valley Way between Windsor and Richmond, and the likely constraints/implications such as land acquisitions, potentially including Richmond RAAF Base, and a section 2.5km in length along the Ham Common public open space area, and the significant costs involved in road widening versus the potential yield from the proposed development, and subsequent viability of the proposal – particularly in light of the flooding constraints of the site and requirements of the Western City District Plan in relation to consideration of flooding in the Hawkesbury-Nepean Valley.



- Need to prepare and submit strategic concept plans and cost estimates (with appropriate contingencies) for all the required road upgrade works to Transport for NSW for endorsement.
- Alternative access arrangement to and from the subject site via Racecourse Road.
- Sydney Trains' approval for the proposed road bridge over the Blacktown – Richmond Railway Line and the proposed underpass to access the southern part of the subject site, including the likely cost implications.

Given these ongoing discussions, Council requests that the Department of Planning, Industry and Environment take into consideration the current status of the planning proposal, the upcoming Christmas/New Year Holiday period, and grant a eight-month extension until 30 June 2021 in order to complete the planning proposal under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Should you have any enquiries in relation to the matter please contact Karu Wijayasinghe, Senior Strategic Land Use Planner on (02) 4560 4546.

Yours faithfully



Andrew Kearns
Manager Strategic Planning