

*Our Reference: CM 9004*

*Gateway Determination Reference: (PP\_2016\_WOLLY\_005\_00)*

Ann-Maree Carruthers  
Director Sydney Region West  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

17 September 2018

Dear Ms Carruthers,

**REQUEST FOR GATEWAY TIMEFRAME EXTENSION FOR THE PLANNING PROPOSAL AT 80 SILVERDALE ROAD, THE OAKS**

The purpose of this letter is to seek an extension to the current Gateway determination timeframe for the 80 Silverdale Road (including 1-22 Browns Road), The Oaks Planning Proposal (PP\_2016\_WOLLY\_005\_00).

The current timeframe deadline for this planning proposal is 15 September, 2018.

**Progression of Planning Proposal**

The proposal has progressed since Council received the altered Gateway determination dated 20 July, 2017 by the following:

- Feedback from public agencies has been obtained, particularly with regard to requirements for the completion of specialist studies;
- A report to the Ordinary Meeting of Council on 18 September 2017, to inform Council of the alterations supported by the Department of Planning & Environment (DPE) as a result of the Gateway Review process;
- The specialist study brief was completed based on the Gateway determination study requirements, public agency and Council staff feedback; and
- The draft specialist studies are now being prepared by the proponent, which include:
  - o Biodiversity and Riparian Land Report;
  - o Bushfire Hazard Assessment;
  - o Aboriginal & European Heritage Study;
  - o Stormwater & Flood Risk Management Study;
  - o Traffic Impact Study;
  - o Phase 2 Contaminated Land Investigation;
  - o Geotechnical Investigation;
  - o Concept Plan;

- Noise and Vibration Study; and
- Agricultural Impact Assessment.

### Need for the Extension

Additional time is required for this proposal to progress towards finalisation. The current stage of the proposal is now awaiting the completion of draft specialist studies for Council to review before the studies are finalised. The studies are anticipated to be submitted to Council by November for Council to review. Following the finalisation of specialist studies, a report will be prepared on the suggested form of the proposal, specifically in terms of minimum lot size, to Council for endorsement as per Council's resolution at the Ordinary Meeting held on 18 September 2017.

Following the outcome of the Council meeting, an updated planning proposal will be submitted to DPE for endorsement as per the requirement of the altered Gateway determination dated 20 July 2017. The proposal will then be put on public exhibition for community consultation with the supporting studies attached.

These processes, in addition to the final reporting to Council and to DPE for finalisation, will require an extended timeframe of the current Gateway determination. Council is proposing the timeframe be extended until December 2019 to allow sufficient time to consider this proposal.

Please note the timeframe prediction is greater than usual due to additional reporting to Council and additional submission to DPE to seek endorsement. These requirements are outlined in the Council Resolution of 18 September 2017 and altered Gateway determination dated 20 July, 2017 which are both attached to this letter.

### Proposed Timeframes Predicted for Planning Proposal

Project detail	Timeframe	Timeline
Receive specialist studies and reviewed by Council	3 months	December, 2018
Report to Council on suggested form of proposal as per Council resolution 18 September, 2017 (finalised reports due month prior to Ordinary Meeting date)	2 months	February, 2019
Resubmitted to DPE for endorsement prior to community consultation	1 month	March, 2019
Commencement and completion dates for public exhibition period – after amending the planning proposal if required, preparation of maps and special DCP provisions	3 months	June, 2019
Timeframe for consideration of submissions	1 month	July, 2019
Timeframe for the consideration of a proposal post exhibition including amendments and maps and report to Council	2 months	September, 2019
Date of submission to the Department to finalise the Draft LEP amendment (including 6 week period for finalisation)	2 months	November, 2019
Anticipated date RPA will make the plan if delegated	1 month	December, 2019

Should you require any further information please do not hesitate to contact Thomas Marshall, Strategic Planner on (02) 4677 9744 between the hours of 8:00am and 4:00pm Monday to Friday or via email [Thomas.Marshall@wollondilly.nsw.gov.au](mailto:Thomas.Marshall@wollondilly.nsw.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to be 'S Gardiner', written over a horizontal line.

Stephen Gardiner  
**Manager Sustainable Growth**  
**SUSTAINABLE GROWTH**

