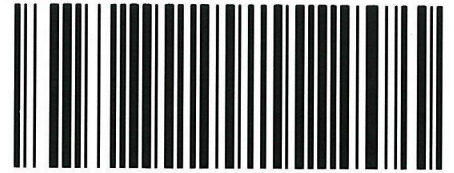


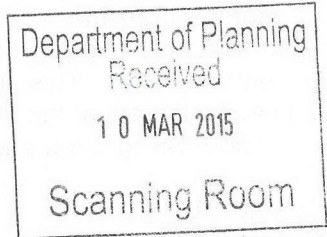


RURAL LIVING



PCU058675

Ms Rachel Cumming
Director – Metropolitan Delivery (Parramatta)
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



9 March 2015

Dear Ms Cumming,

REQUEST FOR EXTENSION TO TIMEFRAMES OF PLANNING PROPOSALS FOR STARGARD CRESCENT, QUEEN VICTORIA MEMORIAL HOME, BURRAGORANG & STEVEYS FOREST ROAD AND PICTON EAST

The purpose of this letter is to seek extensions to the specified gateway timeframes for the planning proposals detailed below:

Stargard Crescent (PP_2013_WOLLY_012_00)

Gateway Determination 10 December 2013

Timeframe for completion

12 months from the date of the Gateway Determination being the 17 December 2014 and extended a further 3 months until the 17 March 2015.

Current Status

Council at its meeting held on the 13 October 2014 resolved to support the draft amendments and for the planning proposal to proceed to finalisation under delegation. However there are technical mapping difficulties with the adopted lot size category. Adopting an existing larger lot size category is considered more practical given that this planning proposal involves existing lots with no further subdivision potential. Accordingly another report with the intent of seeking a resolution to adopt this larger lot size has been prepared for the Monday March 16, 2015 Ordinary meeting of Council.

Expected timeline for completion

Project detail	Timeframe	Timeline
Report to Council to adopt & make draft LEP amendment	2 weeks	March 16 2015
Preparation of Maps and documents for finalisation	6 weeks	End April 2015
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	2 weeks	Mid May 2015
Anticipated date Council will forward LEP Amendment to the Department for notification.	2 months	Mid-July 2015

Requested Gateway Extension

In view of the above, Council requests a 4 month extension until the 17 July 2015 to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Kitty Carter, Senior Strategic Planner direct on phone (02) 4677 8230 or via e-mail at Kitty.Carter@wollondilly.nsw.gov.au.

Queen Victoria Memorial Home (PP_2013_WOLLY_003_00)

Gateway Determination: 26 March 2013

Timeframe for completion

12 months from the week following the date of the Gateway Determination, being the 2 April 2014. Since that time this planning proposal has received a revised Gateway Determination, issued on the 4 December 2013. This revised Gateway Determination had a six month timeframe from the week following the date of the Gateway Determination which lapsed on the 11 June 2014. A further Gateway extension was granted and the deadline now lapses on the 11 March 2015.

Current Status

Concerns have been raised by OEH and Council's environment officers with regard to the findings of the Flora and Fauna report and the conservation of environmentally sensitive land. Further revision of the Flora and Fauna report is required. To ensure adequate protection is in place for the environmentally sensitive land and to alleviate the concerns raised, a Bushland Management Plan will be prepared for lands proposed to be identified on the NRB map and this plan is proposed to be implemented through a VPA with the landowners (assuming there is support) and Council. The proponent has also been requested to address OEH concerns with the Aboriginal Archaeological Study and the Flood study with which Council officers also have concerns. The planning proposal will then be placed on public exhibition.

Expected timeline for completion

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Revision of reports, preparation of Bushland Management Plan and VPA.	2 months	Mid May 2015
Preparation and undertaking public exhibition and community consultation	2 months	Mid July 2015
Consideration of submissions and report to Council to adopt & make draft LEP amendment	2 months	Mid September 2015
Preparation of final maps and documents and anticipated date Council will forward draft LEP amendment to PC and the Department	2 months	Mid November 2015
Anticipated date Council will forward LEP amendment to the Department for notification	2 months	Mid January 2016

Requested Gateway Extension

In view of the above, Council requests a 10 month extension until the 11 January 2016 to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Kitty Carter, Strategic Planner direct on phone (02) 4677 8285 or via e-mail at kitty.carter@wollondilly.nsw.gov.au.

Burrangorang & Steveys Forest Road, Oakdale (PP_2013_WOLLY_014_00)

Gateway Determination: 23 February, 2014

Timeframe for completion

12 months from the week following the date of the Gateway Determination being the 2 March, 2015.

Current Status

The Gateway Determination required Council to consider the inclusion of additional land (being three small lots to the immediate east of the site) in the Planning Proposal. The inclusion of the additional land was considered by Council at its November 2014 meeting. Council resolved not to include the additional land in the Planning Proposal and is currently waiting on the submission of Specialist Studies from the proponent. The proponent has advised that they will be supplying the intended scope of works and consultant briefs for the specialist studies for Council to review shortly.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Anticipated commencement date (date of Gateway determination)	Completed	Completed
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Completed	Completed
Anticipated timeframe for the completion of required technical information	3 month period	June, 2015
Review of Specialist Studies from Council and Government Agencies and amendments to Planning Proposal	3 month period	September, 2015
Commencement and completion dates for public exhibition period – including preparation of maps and special DCP provisions	2 month period	November, 2015
Timeframe for the consideration of submissions and proposal post exhibition including amendments and maps and report to Council	3 months	February, 2016
Preparation of final maps and documents and anticipated date Council will forward draft LEP amendment to PC and the Department.	2 months	April, 2016
Anticipated date Council will forward LEP amendment to Department for notification.	6 weeks	Mid-May, 2016

Requested Gateway Extension

In view of the above Council requests an extension until the 16 May, 2016

Council Contact

Should you have any questions regarding this planning proposal please contact Mark Ruddiman, Strategic Planner direct on phone (02) 4677 1192 or via e-mail at mark.ruddiman@wollondilly.nsw.gov.au.

Picton East (PP_2013_WOLLY_002_00)

Gateway Determination 28 March 2013

Timeframe for completion: 24 months from the week following the date of the Gateway Determination being the 28 March 2013. The deadline therefore expires on the 4 April 2015.

Current Status:

The proponent is seeking to amend this planning proposal by increasing the site area and changing the mix of land zones. Council is currently assessing the proposed changes and concerns in relation to geotechnical constraints with the increased area. The proponent has indicated that they will be making

further revisions to the planning proposal and this will be lodged within the next few weeks. Their revised proposal will be considered and reported to Council and if supported an alteration to the Gateway Determination will be sought.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Receipt and assessment of revised proposal	6 weeks	Mid April 2015
Report to Council regarding revised proposal	2 months	Mid June 2015
Request for alteration to Gateway (if supported) and response from Department	2 months	Mid August 2015
Response to altered Gateway if granted – including possible further consultation and revised studies.	3 months	Mid November 2015
Review of studies (add time for Xmas/New Year period)	2 months	Mid January 2016
Preparation for and undertaking of public exhibition and community consultation	3 months	Mid April 2016
Consideration of submissions and report to Council to adopt & make the draft LEP	2 months	Mid June 2016
Preparation of final maps and documents and anticipated date Council will forward draft LEP amendment to PC and the Department.	2 months	Mid 2016
Anticipated date Council will forward LEP amendment to the Department for notification	2 months	Mid August 2016

Requested Gateway Extension

In view of the above, Council requests an extension of 17 months until the 4 September 2016 to complete the planning proposal.

Council Contact

Should you have any questions regarding this planning proposal please contact Kitty Carter, Strategic Planner direct on phone (02) 4677 8285 or via e-mail at kitty.carter@wollondilly.nsw.gov.au

Should you require any further information please do not hesitate to contact me direct on phone (02) 4677 1138 or via e-mail at david.smith@wollondilly.nsw.gov.au.

Yours faithfully

David Smith
Manager
PLANNING