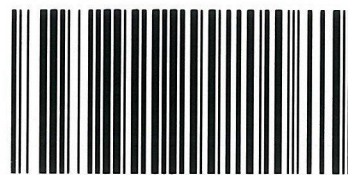


Our References: CM 6743, 8757, 9004, 8154-2, 9362, 10618

Christine Gough
Acting Director
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001



PCU076822

19 July 2019

Dear Ms Gough,

REQUEST FOR EXTENSION TO TIMEFRAMES OF VARIOUS PLANNING PROPOSALS

Council would like to seek extensions to the specified Gateway determination timeframes for the following five planning proposals:

- | | |
|--|------------------------|
| 1. Land Adjoining Bargo Sportsground | (PP_2012_WOLLY_009_00) |
| 2. West Parade, Buxton | (PP_2016_WOLLY_003_00) |
| 3. The Oaks North Silverdale Road | (PP_2016_WOLLY_005_00) |
| 4. West Tahmoor Min. Lot Size Amend. 2 | (PP_2017_WOLLY_002_00) |
| 5. Darley Street Residential | (PP_2017_WOLLY_001_00) |
| 6. Min. Lot Size for Dual Occ. in R2/R3/B4 Zones | (PP_2018_WOLLY_002_00) |

Further information related to each request is provided below:

1. Land Adjoining Bargo Sportsground (PP_2012_WOLLY_009_00)

Gateway determination: 11 January 2018 (altered Gateway)

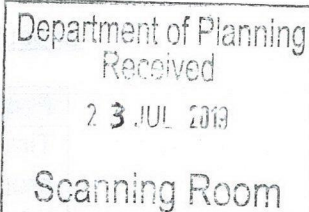
Current finalisation date: 30 June 2019

Current status:

Proposal is on hold until the resolution of concerns relating to mining co-existence in the Bargo region are resolved. These issues were raised during public exhibition held between 22 August and 19 September 2018. The Department of Planning has agreed that planning proposals in Bargo should be placed on hold until the Independent Planning Commission of NSW have met and considered the issues with the Tahmoor South Extension Project. There are significant issues with mine subsidence and access to existing mine leases in the area, with Tahmoor Coal indicating that Bargo is located in a long-term mining area with mining to be completed around 2036.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Awaiting IPC verdict and then preparation of a report to Council	6 months	December 2019



Project detail	Timeframe	Timeline
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	3 months	March 2020
Anticipated date DPE will finalise the LEP Amendment and it is notified on the website.	2 months	July 2020

Requested Gateway extension:

In view of the above IPC determination timeframe, and given the Department is currently resolving the local mining matter, Council requests an extension until 31 July 2020 to determine viability of this proposal.

Council contact: Mark Ruddiman, (02) 4677 9592 or mark.ruddiman@wollondilly.nsw.gov.au

2. West Parade, Buxton (PP_2013_WOLLY_005_00)

Gateway determination: 9 August 2016

Current finalisation date: 30 July 2018

Current status:

This proposal went on public exhibition from 12 December 2018 to 1 February 2019. Council staff met with the landowner and proposal's ecology consultant on 19 June 2019, to try and resolve issues around re-vegetation on site and asset protection zones, highlighted as concerns by the NSW Rural Fire Service. Council is awaiting proponent to prepare a revised proposal that meets the bushfire protection requirements, post re-vegetation.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe for consideration of revised proposal and further supporting information from proponent.	3 months	September 2019
Forward revised proposal and lot layout to NSW Rural Fire Service for revised comment and to allow time to report to Council	4 months	January 2020
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	3 months	April 2020
Anticipated date DPE will finalise the LEP Amendment and it is notified on the website.	1 month	May 2020

Requested Gateway extension:

In view of the above, Council requests an extension until 31 May 2020 to complete this planning proposal.

Council contact: Patrick Lopez, (02) 4677 9552 or patrick.lopez@wollondilly.nsw.gov.au

3. The Oaks North, Silverdale Road (PP_2016_WOLLY_005_00)

Gateway determination: 20 July 2017 (altered Gateway)

Current finalisation date: 15 December 2019

Current status:

This proposal has been awaiting agricultural land use, bushfire hazard assessments and traffic impact assessments, which have now been received by Council. These are currently being reviewed by Council officers and this proposal will be reported to Council at the August Ordinary Meeting of Council and will then progress to public exhibition.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Proposal Reported to Council	1 month	August 2019
Proposal forwarded to DPE to endorse proposal prior to public exhibition, as per Gateway requirements	2 months	October 2019
Public exhibition and time for Council staff to collate community and agency submissions	2 months	December 2019
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	4 months	April 2020
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	3 months	July 2020
Anticipated date DPE will finalise the LEP Amendment and it is notified on the website.	2 months	September 2020

Requested Gateway extension:

In view of the above Council requests an extension until 30 September 2020 to complete this proposal.

Council contact: Riz Afzal, (02) 4677 9579 or riz.afzal@wollondilly.nsw.gov.au

4. West Tahmoor Minimum Lot Size Amendment No. 2 (PP_2017_WOLLY_002_00)

Gateway determination: 7 July 2017

Current finalisation date: 31 July 2019

Current status:

The planning proposal is awaiting revised Aboriginal archaeological, stormwater & flooding and bushfire studies before it can be resubmitted back to the Department of Planning and

Environment, as per existing Gateway conditions. Once these have been reviewed by the Department, it will go on public exhibition and be reported to Council.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Proponent to prepare revised specialist studies.	4 months	October 2019
Council staff to review revised studies and prepare amended proposal for review by DPE.	2 months	December 2019
DPE to consider revised proposal and provide feedback to Council	2 months	February 2020
Public exhibition and time for Council staff to collate community and agency submissions	2 months	April 2020
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	4 months	August 2020
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	3 months	November 2020
Anticipated date DPE will finalise the LEP Amendment and it is notified on the website.	2 months	January 2021

Requested Gateway extension:

In view of the above, Council requests an extension until 31 January 2021 to complete this planning proposal.

Council contact: Sasha Ryan, (02) 4677 9584 or sasha.ryan@wollondilly.nsw.gov.au

5. Darley Street Residential (PP_2017_WOLLY_001_00)

Gateway determination: 17 July 2017

Current finalisation date: 31 August 2019

Current status:

Council staff recently met with the proponent of this proposal, who presented Council staff with a master plan concept. Council staff reiterated the need to complete the specialist studies stipulated in the 2017 Gateway Determination and 2018 studies brief. This planning proposal is awaiting specialist studies from the proponent - a detailed specialist studies brief was sent to the proponent in April 2018 and to this date Council has yet to receive any of the required studies.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Proponent to prepare specialist studies require by the Gateway Determination	6 months	December 2019
Council staff to review specialist studies and prepare for public exhibition	4 months	April 2020

Project detail	Timeframe	Timeline
Public exhibition and time for Council staff to collate community and agency submissions	2 months	June 2020
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	4 months	October 2020
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	3 months	January 2021
Anticipated date DPE will finalise the LEP Amendment and it is notified on the website.	2 months	March 2021

Requested Gateway extension:

In view of the above, Council requests an extension until 31 March 2021 to complete this planning proposal.

Council contact: Riz Afzal, (02) 4677 9579 or riz.afzal@wollondilly.nsw.gov.au

6. Minimum Lot Sizes for Dual Occupancies in R2, R3 and B4 Zoned Land (PP_2018_WOLLY_002_00)

Gateway determination: 17 September 2018

Current finalisation date: 1 July 2019

Current status:

This planning proposal seeks to minimise the impact associated with the introduction of the Low Rise Medium Density Housing Code, which will enable dual occupancies to be undertaken as Complying Development on lots as small as 400 square metres. The Medium Density Code will take effect in Wollondilly from 1 July 2019. Public exhibition occurred between 5 December 2018 and 1 February 2019. This matter was discussed at the May Ordinary Meeting of Council, with the matter being deferred until the July Ordinary Meeting of Council where it will be finalised.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Timeframe to finalise the planning proposal for submission to the Department	4 months	October 2019

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 October 2019 to complete this planning proposal.

Council Contact: Sasha Ryan, (02) 4677 9584 or sasha.ryan@wollondilly.nsw.gov.au

Should you require any further information please do not hesitate to contact me directly on phone (02) 4677 9624 or via email stephen.gardiner@wollondilly.nsw.gov.au

Yours faithfully,



Stephen Gardiner
Manager
SUSTAINABLE GROWTH