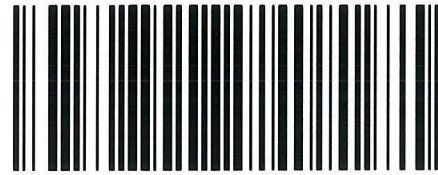


Our Reference TRIM 8767, 6743, 8757, 9362, 8154-2 & 9657

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



PCU075391

30 July 2018

Dear Ms Carruthers,

REQUEST FOR EXTENSION TO TIMEFRAMES OF VARIOUS PLANNING PROPOSALS

We would like to seek extensions to the specified gateway timeframes for the following five (5) planning proposals:

- | | |
|--|------------------------|
| 1. Land adjoining Bargo Sportsground | (PP_2012_WOLLY_009_00) |
| 2. West Parade, Buxton | (PP_2016_WOLLY_003_00) |
| 3. Darley Street, Thirlmere | (PP_2017_WOLLY_001_00) |
| 4. West Tahmoor Minimum Lot Size
Amendment No.2 | (PP_2017_WOLLY_002_00) |
| 5. 2471 Silverdale Road | (PP_2017_WOLLY_003_00) |

There are also a number of other planning proposals which have outstanding requests for Gateway timeframe extensions. These are listed at the end of this letter.

Further information related to each request is provided below:

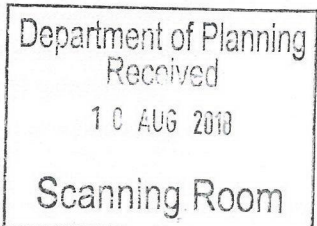
1. Land adjoining Bargo Sportsground (PP_2012_WOLLY_009_00)

Gateway Determination: February, 2013

Current Finalisation Date: 30 June, 2018

Current Status:

This planning proposal is now ready to progress to a public exhibition. It is anticipated that the public exhibition will commence in the next couple of weeks.



Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	2 Months	July/August 2018
Timeframe for consideration of submissions.	2 months	October 2018
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	3 months	February 2019
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	1 month	March 2019
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 months	April 2019

Requested Gateway Extension:

In view of the above, Council requests an extension until 30 April 2019 to complete the planning proposal.

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

2. West Parade, Buxton (PP_2016_WOLLY_003_00)

Gateway Determination: 9 August, 2016

Current Finalisation Date: 16 August, 2018

Current Status:

Council has undertaken a comprehensive review of the specialist studies submitted in December 2017 and identified a need for amendments to the Flora & Fauna and Bushfire related studies. The revised studies were received in June 2018 and are currently being reviewed by internal staff.

It is anticipated that the public exhibition will commence in August 2018.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Commencement and completion dates for public exhibition – involving preparation of updated planning proposal and generation of maps	3 months	August - October 2018
Timeframe for consideration of submissions.	2 months	December 2018

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Timeframe for consideration of proposal post exhibition including amendments, maps and report to Council.	2 months	February 2019
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	2 months	April 2019
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 month	May 2019

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 May, 2019.

Council Contact: Thomas Marshall, 4677 9744 or thomas.marshall@wollondilly.nsw.gov.au.

3. Darley Street, Thirlmere (PP_2017_WOLLY_001_00)

Gateway Determination: 17 July, 2017

Current Finalisation Date: 24 July, 2018

Current Status:

Progress to date has taken longer than expected. This is due, in part, to a need to report the proposal back to Council on the outcome of the Gateway Determination given it was not consistent with Council's resolution and also the time taken to receive responses from the necessary public agencies. Although public agencies were contacted in July/August 2017 the final response was not received until January 2018.

The scope for specialist studies has recently been agreed with the proponent (April 2018) and the preparation of studies is now underway.

Prior to progressing to public exhibition a further report is required to Council and the amended planning proposal is required to be submitted to the Department for endorsement. These additional steps will add time to the usual expected timeframe.

Expected timeline for completion:

<i>Project detail</i>	<i>Timeframe</i>	<i>Timeline</i>
Timeframe to receive and review specialist studies and make any amendments to the Planning Proposal or Specialist Studies as a result.	4 months	November 2018
Submit amended planning proposal to the Department for endorsement prior to community consultation.	2 months	January 2018
Commencement and completion dates for public exhibition.	2 months	March 2019

Project detail	Timeframe	Timeline
Timeframe for consideration of submissions, report to Council and preparation of final maps and documents.	3 months	June 2019
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	1 month	July 2019
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 month	August 2019

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 August 2019.

Council Contact: Kitty Carter, 4677 9630 or kitty.carter@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: 14 July, 2018

Current Status:

We have been waiting some time for the proponent to provide specialist studies. The scope of the specialist studies was agreed with the proponent in January 2018. We recently met with the proponent on 18 July 2018 to discuss some constraints which potentially prevent development of the site for housing. The constraints have come to light from the preparation of the specialist studies which the proponent has indicated can now be provided in the near future.

There may be a need to review the approach proposed by the Planning Proposal in its current form.

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	October 2018
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	3 months	November - January 2019
Timeframe for consideration of submissions	1 month	February 2019

Project detail	Timeframe	Timeline
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	3 months	May 2019
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	Within 1 month of Council Report	June 2019
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 month	July 2019

Requested Gateway Extension:

In view of the above, Council requests an extension until 31 July 2019.

Council Contact: Patrick Lopez, 4677 9552 or patrick.lopez@wollondilly.nsw.gov.au

5. 2471 Silverdale Road (PP_2017_WOLLY_003_00)

Gateway Determination: 25 October, 2017

Current Finalisation Date: 25 July, 2018

Current Status:

It has taken longer than expected to receive the specialist studies from the proponent for this proposal. The final specialist study was received in May 2018 and has since been referred to public agencies and internal staff for review. Further work is required on the flora and fauna study before the proposal goes to public exhibition.

We anticipate that the necessary changes won't take long to address and the proposal should be ready for public exhibition in August.

Expected timeline for completion:

Project detail	Timeframe	Timeline
Submission of revised studies from the proponent and review of the revised studies by Council.	2 weeks	July 2018
Commencement and completion dates for public exhibition – after amending the Planning Proposal if required, preparation of maps and DCP provisions.	1 Month	August 2019
Timeframe for consideration of submissions.	1 months	September 2018
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council.	2 months	November 2018

Project detail	Timeframe	Timeline
Anticipated date Council will forward Draft LEP Amendment to PC and to the Department.	1 month	December 2018
Anticipated date the Department will finalise the LEP Amendment and it is notified on the website.	1 month	January 2019

Requested Gateway Extension: In view of the above, Council requests an extension until 31 January 2019 to complete the planning proposal.

Council Contact: Patrick Lopez, 4677 9552 or patrick.lopez@wollondilly.nsw.gov.au

There are also a number of other planning proposals which have outstanding requests for Gateway timeframe extensions:

Planning Proposal	Date timeframe extension requested
Land adjoining Oakdale Sportsfields (PP_2013_WOLLY_010_00)	6 April 2018
Burraborang & Steveys Forest Roads(PP_2013_WOLLY_014_00)	6 April 2018
Government Road (PP_2014_WOLLY_006_00)	6 April 2018
Noongah and Gwynn Hughes Streets (PP_2014_WOLLY_007_00)	6 April 2018
Macquariedale Road, Appin (PP_2011_WOLLY_014_00)	3 July 2018
Heritage Map Re-projection Housekeeping (PP_2014_WOLLY_001_00)	27 April 2018

I note we have discussed the progress of a number of these proposals recently and now seek your formal response.

Should you require any further information please do not hesitate to contact me directly on phone (02) 4677 9551 or via e-mail carolyn.whitten@wollondilly.nsw.gov.au

Yours faithfully



Carolyn Whitten
Acting Manager Sustainable Growth