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12/04119

Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Plan Making and Urban Renewal

SUBJECT: GATEWAY EXTENSION TO PLANNING PROPOSAL TO REZONE LAND AT RIVERLANDS GOLF COURSE - MILPERRA

PURPOSE

- To seek the Director-General's approval (as delegate of the Minister) to extend the Gateway timeframe given to finalise the above mentioned planning proposal (PP_2011_Banks_001_00) for Bankstown City Council.

RECOMMENDATION

- That the Director General, as a delegate of the Minister for Planning and Infrastructure under section 56(7) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), amends the Gateway Determination by:
 1. **agreeing** to extend the timeframe in the determinations made, under section 56(2) of the EP&A Act by 12 months from 3 March 2012 until 3 March 2013 for the planning proposal to rezone land at the Riverlands Golf Course - Milperra in the Bankstown Local Government Area; and
 2. **signing** the letter at **Tag A**, notifying Bankstown City Council of the above decision.

CURRENT POSITION

- Bankstown Council advised the Department on 24 February 2012 that the planning proposal would not be finalised before 3 March 2012 as specified by the gateway determination issued on 3 March 2011.
- Council requests an extension of 8 months. Council's reasons for the extension are so that the following steps can be completed:
 1. Required consultant studies can be finalised and reviewed by parties as per cost recovery agreement,
 2. Review and sign off by Department prior to exhibition,
 3. Negotiation of a planning agreement with the proponent,
 4. Exhibition of the planning proposal, and
 5. Submission and making of the draft plan.
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BACKGROUND

- The Riverlands planning proposal was initiated in 2006. Since that time it has gone through a number of modifications and changes and has been the subject of, at times difficult, negotiations between the proponent, Council, the Department and the Government of the day.
- In October 2010, the then Minister requested the Planning Assessment Commission (PAC) to assess the strategic merits of the proposal. Following the PAC's assessment and recommendations, a modified proposal was submitted to the Gateway in early 2011 and a Determination for the proposal to proceed was issued on 3 March 2011 with a number of conditions, particularly relating to addressing inconsistencies with various s117 directions. A time frame of 12 months was given for completion.
- Council says that it has been unable to complete the planning proposal primarily due to difficulties in dealing with the proponent, particularly in negotiating a cost sharing arrangement for the required studies. Along with this, part of the cost sharing agreement is that the proponent is able to review all the studies and this, according to Council, has

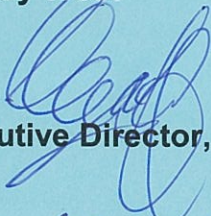
created significant delays due to the length of time taken by the proponent to provide comments and responses to Councils requests.

- Council has now provided a timetable of tasks to be completed and milestones (email attached). Despite Councils request for an extension of 8 months and a work program that indicates this can be achieved, it is not realistic to be confident that this will be the case given the previous track record on this planning proposal. Accordingly it is recommended that a 12 month extension be given to provide a higher level of surety that it will be finalised within the approved timeframe.

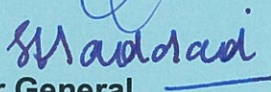


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**Regional Director
Sydney West**



Executive Director, Planning Operations



Director General

3/5/2012.



Planning & Infrastructure

Office of the Director General

Mr Matthew Stewart
General Manager
Bankstown City Council
PO Box 8
BANKSTOWN NSW 1885

12/04119

(Attention: Kyou Won Rhee)

Dear Mr Stewart

I refer to your letter of 20 February 2012 concerning PP_2011_BANKS_001_00 for Riverlands Golf Course – 56 Prescott Parade, Milperra.

I am writing to notify you that, as a delegate of the Minister for Planning and Infrastructure, I have determined under section 56(7) of the *Environmental Planning and Assessment Act, 1979*, that the date to finalise the Planning Proposal, as specified in the Gateway Determination dated 3 March, 2011 is extended by 12 months. The Planning Proposal should now be finalised by 3 March 2013.

The Department would appreciate regular updates on the progress of this Planning Proposal.

Should you have any queries about this matter, please contact Michael Druce, of the Sydney West Regional Office on (02) 9873 8564.

Yours sincerely


Sam Haddad
Director General

3/5/2012.