

CAF/Chris Ferry
RZ/4/2009
D02334700
30 September 2010

ANDREWS-NEIL	
05 OCT 2010	
Job No.	
Attention:	

Pyoand Pty Ltd
C/- Andrew Roach
Andrews Neil
PO Box 1476
GOSFORD NSW 2250

Dear Andrew

Planning Proposal for 5 Anderson Road Glenning Valley

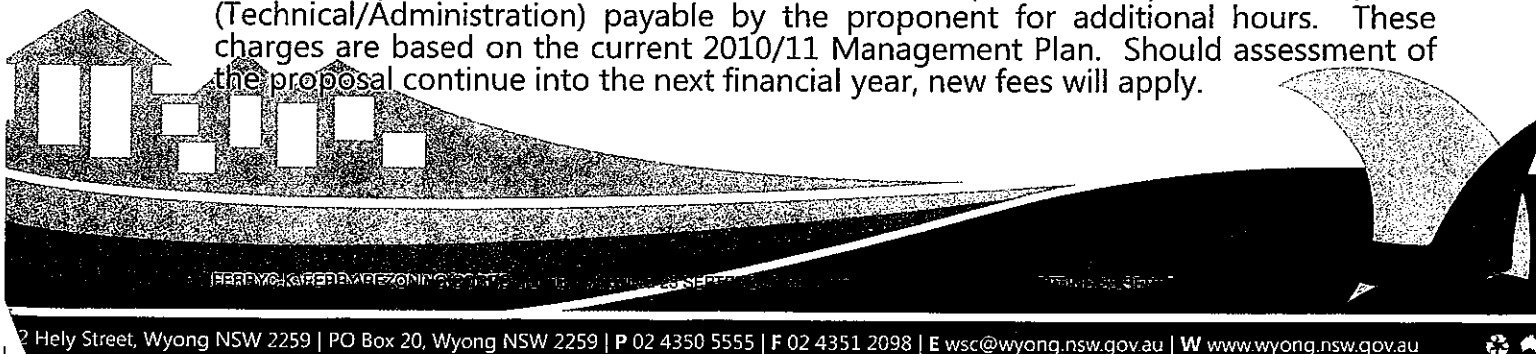
Thank you for discussing this proposal with us on Thursday 23 September 2010. Your concerns regarding the history if this rezoning are noted.

As advised, the Planning Proposal (PP) will go through the Gateway System. Due to the time limits that can be imposed by the Gateway process it is advisable for all the studies requested by Council in its letter dated 20 January 2010 accompany the (PP) with the exception of the Acid Sulphate Soil Assessment.

In your letter dated 17 August 2010 you requested that Council consider older reports and studies that were submitted with a broader historic rezoning application which was not supported by Council on 26 February 2003. It is advisable, due to changes in best practice and various legislative changes that new reports will be required to support the PP. The following reports should be submitted with the PP before it enters the Gateway rezoning process.

- \ Bushfire
- \ Traffic and Transport
- Stormwater, flooding and drainage
- Aboriginal Archaeology
- Servicing
- Flora and Fauna.

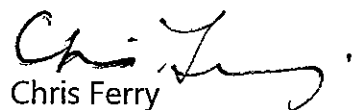
Also discussed was the requirement for the applicant to enter into a Funding Agreement with Council to pay the reasonable costs of Council and its consultants in rezoning the site. This includes payment of an \$8,808 Phase 2 fee as per Council's 'Spot Rezoning Procedure'. This amount includes 60 hours staff time and if further work is required it will be billed at \$146.80/hour (Professional) and \$104.40/hour (Technical/Administration) payable by the proponent for additional hours. These charges are based on the current 2010/11 Management Plan. Should assessment of the proposal continue into the next financial year, new fees will apply.



Council's endorsement of your proposal will also be required before your PP enters the Gateway rezoning process. All endeavours will be made to have the report to Council before the end of 2010. A revised masterplan for the subdivision of the site (incorporating a range of lot sizes), design features, roads and intersection designs, UIA design, drainage, stormwater management and service provision will be required before Council's endorsement is sought. All technical studies will need to be completed before your PP enters the Gateway.

If you require any additional information please contact Chris Ferry on 4350 5171 or chris.ferry@wyong.nsw.gov.au.

Regards,



Chris Ferry
Strategic Planner – Land Use Planning

