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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND INFRASTRUCTURE*Plan Making and Urban Renewal***SUBJECT: YALLAH - MARSHALL MOUNT PLANNING PROPOSAL EXTENSION OF
TIMEFRAME****PURPOSE**

To provide an extension to the deadline for the making of the Yallah-Marshall Mount Planning Proposal.

RECOMMENDATION

- That the Director General, as delegate of the Minister, agrees to amend the Gateway Determination for the above Planning Proposal (PP_2011_WOLLG_006_00) by signing the attached letter (tagged A) and Amending Gateway Determination (tagged B); and
- That the LEP tracking system be updated to reflect the amended Determination.

CURRENT POSITION

- Wollongong City Council has asked the Department of Planning to extend the deadline for completion of the Yallah-Marshall Mount Planning Proposal by 9 months from 4 January 2013 to 18 October 2013 (tagged C).
- Clause 56(7) of the Environmental Planning & Assessment Act allows the Minister (or delegate) to alter a Gateway Determination.
- A draft master plan, a preliminary flood study and an ecological sensitivity analysis have been prepared and work has commenced on the assessment of Aboriginal heritage in the precinct. Work has yet to commence on a traffic study as this can not be carried out until traffic volumes can be predicted from an agreed development footprint arising from a final master plan.
- The additional 9 months is requested by Council in order to complete the required studies and to prepare a final Planning Proposal addressing environmental, Aboriginal heritage, flooding, traffic and bushfire issues.
- It is agreed that the proposal must resolve complex planning issues and it is recognised that significant progress has been made to date. Biodiversity certification is being considered for this precinct which may cause some initial delays, but save time during later stages in the development process. As such, it is reasonable to extend the deadline. However, a 6 months extension until 4 July 2013 is considered adequate to complete the proposal.

BACKGROUND

- The Planning Proposal will allow the development of the precinct as an urban release area while also protecting its significant environmental attributes.

Contact Officer: Graham Towers

Phone: 02 4224 9467

2 July 2012

Regional Director, Southern Region

Executive Director, Planning Operations
Director General

10/7/2012



Office of the Director General

General Manager
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12/10910

Dear Mr Farmer

I refer to your letter of 18 May 2012 requesting an extension of time for the completion of the Yallah – Marshall Mount Precinct Planning Proposal.

I note Council has commenced planning studies and has requested an additional nine (9) months in which to complete the studies and finalise the Planning Proposal. As you are aware, the Department is keen to progress this proposal in a timely manner.

In recognition of the complexity of planning issues associated with the proposal I am prepared to grant a six month extension which should be adequate time in which to complete the Planning Proposal. Therefore, the deadline for the completion of this planning proposal is extended from 4 January 2013 to 4 July 2013. Please see the attached Amending Gateway Determination.

The State Government is committed to reducing the time taken to complete planning proposals. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the new timeframe is not met.

Please contact Graham Towers on telephone number 02 4224 9467 should you have any further enquiries about this matter.

Yours sincerely


Sam Haddad
Director General

10/7/2012

Amending Gateway Determination

Planning Proposal (Department Ref: PP_2011_WOLLG_006_00): to rezone the Yallah-Marshall Mount Precinct.

I, the Director General as delegate of the Minister for Planning and Infrastructure, have determined under section 56(7) of the EP&A Act to alter the original Gateway Determination for the proposed amendment to the Wollongong Local Environmental Plan 2009 to rezone the Yallah-Marshall Mount Precinct as follows:

Delete

“8. The timeframe for completing the LEP is 18 months from the week following the date of the Gateway Determination”;

and replace with

“8. The timeframe for completing the LEP is to be 24 months from the week following the date of the original Gateway Determination.”

Dated

10th

day of

July

2012.



Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure