

RZ/6/2013
PJK/P Kavanagh

24 March 2015

Mr D Rowland
General Manager
Hunter and Central Coast Region
Planning Services
Department of Planning and Environment

Attention: Glenn Horal

Dear Glenn,

RZ/6/2013 – Planning Proposal to Rezone parts of Pioneer Dairy – Request for Approval by the Secretary

I refer to the Gateway Determination issued 10 October, 2014, in respect of this Planning Proposal together with your email correspondence of 12 November, 2014, and advise that Council has addressed the matters raised in the following manner:

- Following consultation with NSW Government Agencies, the Planning Proposal has been adjusted to reduce the area proposed to be rezoned to RE1 Public Recreation to 2 separate smaller areas, as indicated on attached Land Zoning Map 8550_COM_LZN__20150316.pdf. These proposed RE1 areas comprise 31.02Ha adjacent to the Historic Dairy buildings and 18.34Ha adjacent to Lake Road for the Regional Sporting Facility (Total 49.36Ha). The revised Proposal enables large areas of the site (116.21Ha) to retain the E3 Environmental Management Zone (with the 40Ha minimum subdivision requirement maintained) and for the existing E2 Environmental Conservation Zoned areas (12.57Ha) to be retained unchanged.
- The revised Proposal, together with the NSW Government Agency consultation comments received, has resulted in the need to update the consideration of relevant s.117 Directions (see attached), in particular:
 - o 1.3 Mining, Petroleum Production and Extractive Industries:
 - o 2.1 Environmental Protection Zones:
 - o 4.1 Acid Sulfate Soils:
 - o 4.3 Flood Prone Land:
 - o 4.4 Planning for Bushfire Protection:
 - o 6.2 Reserving Land for Public Purposes:
- Council has also updated the Planning Proposal in preparation for formal Public Exhibition to address the following:
 - o State Environmental Planning Policy (SEPP) 55 – Remediation of Land; and
 - o State Environmental Planning Policy (SEPP) 71 – Coastal Protection.

Council requests the approval of the Secretary of the NSW Department of Planning and Environment to any deemed inconsistencies in s.117 Directions identified, so that the Planning Proposal can proceed to the Public Exhibition phase, in order to secure crucial funding arrangements this financial year.

Further, Council notes that the Gateway Determination issued on 10 October 2014, requires that the timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination, i.e., 17 July, 2015. In view of the delays which have occurred in consultation with NSW Government Agencies (commenced in December 2014 and still awaiting some responses), and the need for a minimum 28 day Public Exhibition period, it is requested that consideration be given to extending the timeframe for completion of the LEP by a further 3 months, i.e., to 17 October, 2015.

Yours faithfully



Peter Kavanagh

Senior Planner
Rezoning