

From: Lance Collison
To: [Dayle Bennett](#); [Jacqueline Parker](#)
Cc: [Bruce Colman](#)
Subject: RE: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)
Date: Wednesday, 6 December 2017 4:01:35 PM
Attachments: [image002.jpg](#)
[image015.gif](#)
[image016.png](#)
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Hi Dayle

Further to our discussion on Monday, I provide the following information

I note the Oakdale South Estate planning proposal document received October 19 2017 and apologise for the delay in my response.

DPE agrees in principle to the content of this planning proposal and proposes to amend the WSEA SEPP through a standalone rezoning process. Given the upcoming Christmas period, I intend to draft a ministerial briefing note for late January/early February, for the minister to approve this exhibition for late February/March for a 28 day period.

Following exhibition and assuming there are no issues that need further assessment, DPE will prepare a formal report to amend the SEPP.

Given the location of the site adjacent to the Ropes Creek Riparian Corridor, we may need to investigate the procedures of section 34A of the Environmental Planning and Assessment Act 1979 and will advise you of this in due course.

Should you have any queries to this information please contact me

Kind regards, Lance

Lance Collison

Senior Planning Officer
Western Sydney Airport Growth Area
NSW Department of Planning & Environment
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cid:image001.jpg@01CF6DD7.7160A8B0

From: Dayle Bennett [<mailto:dbennett@urbis.com.au>]

Sent: Monday, 4 December 2017 10:42 AM

To: Lance Collison <Lance.Collison@planning.nsw.gov.au>

Cc: Jacqueline Parker <jparker@urbis.com.au>

Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Good Morning Lance,

I just wanted to follow-up on the status of the Planning Proposal to amend the WSEA SEPP for the Oakdale South Estate, and if you had any questions in relation to the Housekeeping Amendment?

Kind Regards,

DAYLE BENNETT

CONSULTANT

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From: Lance Collison [<mailto:Lance.Collison@planning.nsw.gov.au>]

Sent: Friday, 20 October 2017 10:55 AM

To: Dayle Bennett <dbennett@urbis.com.au>

Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Thanks, will be in touch in due course

Kind regards, Lance

From: Dayle Bennett [<mailto:dbennett@urbis.com.au>]
Sent: Thursday, 19 October 2017 11:05 AM
To: Lance Collison <Lance.Collison@planning.nsw.gov.au>; Bruce Colman <Bruce.Colman@planning.nsw.gov.au>
Cc: Jacqueline Parker <jparker@urbis.com.au>
Subject: FW: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Hi Lance,

Thank you for calling me back earlier in regards to the Housekeeping Amendment to the WSEA SEPP for the Oakdale South Estate.

As discussed we have prepared a Planning Proposal (PP) that seeks to amend the E2 *Environmental Conservation* zone boundary to follow the approved creek alignment was a commitment made as part of SSD 6917 MOD 1 to ensure future environmental protection of the creek. There is no specific condition stated in the consent, however, a commitment was made to realign the riparian zone in the Environmental Impact Statement (EIS).

Refer below for an extract taken from Page 51 of the EIS Approved as part of SSD 6917 MOD 1:

"The proposed realignment design has been prepared in accordance with NOW 'Guidelines for Instream Works on Waterfront Land', however review and endorsement of the proposal is required from the Office of Water.

Consistent with the approach taken for SSD6917, following issuance of consent for this MOD, a Planning Proposal will be lodged seeking to change the alignment of the E2 Zone to reflect the realigned Ropes Creek Tributary.

Refer to the Riparian Corridor Assessment and Watercourse Design Report at Appendix E."

I have attached the Planning Proposal for your review. If you have any questions please don't hesitate to give me a call.

Kind Regards,

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From: Dayle Bennett
Sent: Tuesday, 17 October 2017 6:14 PM
To: 'bruce.colman@planning.nsw.gov.au' <bruce.colman@planning.nsw.gov.au>
Cc: Jacqueline Parker <jparker@urbis.com.au>
Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Hi Bruce,

Sorry that we keep missing each other. I have been advised by Nicole Dukinfield of Penrith Council that due to the nature of the planning proposal for the WSEA SEPP that the Department of Planning & Environment will handle the 'housekeeping' amendment.

Would it be possible for you to please send me the relevant form(s), associated fees and lodgement details for the planning proposal?

If you have any questions, please feel free to email me or contact me on my mobile 0407518175.

Thank you for your assistance.

Kind Regards,

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From: Nicole Dukinfield [<mailto:nicole.dukinfield@penrith.city>]
Sent: Tuesday, 17 October 2017 11:43 AM
To: Dayle Bennett <dbennett@urbis.com.au>
Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Hi Dayle

I spoke with Bruce Colman yesterday regarding your email and we agreed that due to the nature of the rezoning, the DP&E will handle the rezoning as a housekeeping amendment to the SEPP.

Bruce mentioned that you were playing phone tag and he was going to try you again to relay this to you.

Regards

Nicole Dukinfield
Senior Planner

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From: Dayle Bennett [<mailto:dbennett@urbis.com.au>]
Sent: Tuesday, 10 October 2017 11:23 AM
To: Nicole Dukinfield <nicole.dukinfield@penrith.city>
Cc: Jacqueline Parker <jparker@urbis.com.au>
Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Hi Nicole,

Just wondering if you were able to meet with Erin Saunders and Bruce Colman at the rescheduled time yesterday to discuss the planning proposal to amend the WSEA SEPP?

I note that I missed a call from Bruce last Friday afternoon and have since been trying to get in contact with him.

Thanks again,

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From: Nicole Dukinfield [<mailto:nicole.dukinfield@penrith.city>]

Sent: Thursday, 5 October 2017 9:41 AM

To: Dayle Bennett <dbennett@urbis.com.au>

Cc: Jacqueline Parker <jparker@urbis.com.au>

Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Hi Dayle

Unfortunately our meeting was postponed to Monday. Prior to this, could you please clarify a few things:

- Do the approved plans reflect the amended zone boundaries?
- Do you have a more detailed map to show the proposed zoning changes?

regards

Nicole Dukinfield
Senior Planner

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From: Dayle Bennett [<mailto:dbennett@urbis.com.au>]

Sent: Thursday, 5 October 2017 9:12 AM

To: Nicole Dukinfield <nicole.dukinfield@penrith.city>

Cc: Jacqueline Parker <jparker@urbis.com.au>

Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Good Morning Nicole,

I was just wondering if you were able to meet with Bruce Colman and Erin Saunders yesterday, and if they provided some clarity regarding a Planning Proposal to amend the Western Sydney Employment Area SEPP?

Thank you for your ongoing assistance with this matter, it is greatly appreciated.
Feel free to give me a call if you prefer to discuss or have any further queries.

Kind Regards,

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From: Nicole Dukinfield [<mailto:nicole.dukinfield@penrith.city>]

Sent: Friday, 29 September 2017 11:37 AM

To: Dayle Bennett <dbennett@urbis.com.au>

Cc: Jacqueline Parker <jparker@urbis.com.au>

Subject: RE: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Hi Dayle

Could you please provide me with a map that marks up the proposed changes?

Regards

Nicole Dukinfield
Senior Planner

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From: Dayle Bennett [<mailto:dbennett@urbis.com.au>]
Sent: Friday, 29 September 2017 11:27 AM
To: Nicole Dukinfield <nicole.dukinfield@penrith.city>
Cc: Jacqueline Parker <jparker@urbis.com.au>
Subject: Housekeeping Planning Proposal to WSEA SEPP (Oakdale South Estate)

Hi Nicole,

Thank you for taking the time to speak with me this morning regarding a Planning Proposal to amend the Western Sydney Employment Area SEPP.

As discussed we have prepared the planning proposal and are looking to lodge it with the relevant planning authority, but are having difficulty in getting confirmation of how to lodge the planning proposal, the appropriate form and the associated fees involved.

The Planning Proposal seeks to amend the E2 *Environmental Conservation* zone boundary to follow the approved creek alignment was a commitment made as part of SSD 6917 MOD 1 to ensure future environmental protection of the creek. There is no specific condition stated in the consent, however, a commitment was made to realign the riparian zone in the Environmental Impact Statement (EIS).

Refer below for an extract taken from Page 51 of the EIS Approved as part of SSD 6917 MOD 1:

"The proposed realignment design has been prepared in accordance with NOW 'Guidelines for Instream Works on Waterfront Land', however review and endorsement of the proposal is required from the Office of Water.

Consistent with the approach taken for SSD6917, following issuance of consent for this MOD, a Planning Proposal will be lodged seeking to change the alignment of the E2 Zone to reflect the realigned Ropes Creek Tributary.

Refer to the Riparian Corridor Assessment and Watercourse Design Report at Appendix E."

We have been in contact with Erin Saunders and have left her several messages, emailed her and briefly spoke to her on one occasion. Unfortunately, we have had not much success in getting any details from her. In addition, I have spoken to Gina Metcalfe this week who said she will follow up but I am still waiting on her.

I note that you mentioned you are meeting with Bruce Colman and Erin Saunders on Wednesday next week. We would greatly appreciate if you could discuss this matter with them in order to provide

us with some clarity in progressing the planning proposal.

If you have any questions or require any further information please don't hesitate to give me a call.

Kind Regards,

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