



Ms Toni Averay
Director Planning
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Dear Ms Averay

I refer to Wollondilly Council's letter dated 8 May 2020 in relation the updated planning proposal PP_2020_WOLLY_001_00 for Stage 1 LEP Review Planning Proposal.

The Department of Planning, Industry and Environment (the Department) has reviewed the updated planning proposal and note that the revisions are in accordance with condition 2 of the Gateway determination. Council is encouraged to progress the planning proposal to public exhibition as soon as possible.

I understand that certain amendments with direct implications on the future development of bushfire prone land have been removed from the planning proposal. I note this was in response to the NSW Rural Fire Service's request for a strategic bushfire study to be prepared prior to exhibition and Council intends to include these amendments in a future planning proposal after the study is completed.

With regard to the inconsistency with section 9.1 Direction 4.4 Planning for Bushfire Protection, I have decided, as the delegate of the Secretary that the inconsistency is minor and justified. No further approval is required in relation to this Direction.

In light of the removal of certain amendments from the planning proposal, I have also determined as the delegate for the Minister for Planning and Public Spaces under section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 6 April 2020 (as altered on 15 April 2020) to amend conditions 1b and 1c. Enclosed is the Alteration of Gateway determination for your records.

I note Council's request for a Gateway alteration to revise the timeframe to complete the Local Environmental Plan (LEP) amendment. The Department is investigating a potential extension of time for councils to finalise the LEP. Until a decision is made, I have determined not to issue an extension. I encourage Council work to submit the LEP to the Department by the due date.

I understand Council has also written to the Secretary of the Department seeking an extension to the funding period for the Accelerated LEP Review Program for which a response will be forthcoming shortly.

If you have any questions, please contact Mr Sebastian Tauni, Senior Planning Officer on 8217 2018.

Yours sincerely



14/05/20

Catherine Van Laeren
Executive Director
Central River City and Western City Parkland

Encl: Alteration of Gateway Determination