



qA248128

13/05218

Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND INFRASTRUCTURE*Planning Operations and Regional Delivery***OVERDUE PLANNING PROPOSALS – SYDNEY WEST REGION - GATEWAY
DETERMINATION EXTENSION****PURPOSE**

To recommend that the Minister's delegate alter the Gateway Determination timeframe given to finalise the following four Planning Proposals within the Sydney West Region.

RECOMMENDATION

It is RECOMMENDED that the Minister's delegate:

- **agree** pursuant to s56(7) of the *Environmental Planning and Assessment Act 1979*, to amend the Gateway Determinations to extend the time to complete the following Planning Proposals by the times listed below.

Planning Proposal	Proposed extension	Proposed new due date
PP_2011_THILL_020_00	3 months	13 May 2013
PP_2011_HAWKE_002_00	3 months	15 June 2013
PP_2012_BLUEM_002_00	3 months	23 June 2013
PP_2011_LPOOL_009_00	3 months	9 June 2013

STATUS

The above planning proposals are all soon to be overdue. These delays have occurred in part because of the need for amendments to occur sequentially, councils not being able to produce maps in a timely manner, legal resources being focused on finalising SI LEPs, or a combination of the above. Details on their current status are attached.

It is proposed to extend the timeframes for completion to a date that is reasonable given the current processes in place.

**Regional Director
Sydney West**

**Executive Director
Rural and Regional Planning**

19.3.13

SUMMARY OF PLANNING PROPOSALS FOR EXTENSION

PP_2011_THILL_020_00 (BAULKHAM HILLS TOWN CENTRE)

Current due date: 15 February 2013

Current status: Instrument submitted by RPA on 21 December 2012, but maps not received until mid February. (Gateway Determination attached)

Background: This planning proposal seeks to amend the building height standard and introduce a floor space ratio standard in order to allow intensification of development at 404-416 Windsor Road, 2-6 Rembrandt Drive, 1-7 Meryll Avenue and 2 Meryll Avenue, Baulkham Hills.

Reason for extension: Council time to address technical mapping difficulties, and these are currently in the process of being resolved.

PP_2011_HAWKE_002_00 (46 MULGRAVE ROAD, MULGRAVE)

Current due date: 15 March 2013

Current status: Returned by RPA on 16 January 2013, and it is currently under consideration by the Department. (Gateway determination attached)

Background: The proposal seeks to rezone the subject site from RU4 Primary Production Small Lots to RU1 Primary Production in order to accommodate a broader range of land uses, particularly development for the purpose of a truck depot.

Reason for extension: The proposal is being finalised by the Department but ongoing delays mean that more time is required.

PP_2011_LPOOL_009_00 (LIVERPOOL LEP 2008 - LEN WATERS ESTATE)

Current due date: 9 March 2013

Current status: Written submission received from Council on 23 January 2013, however maps were not included as these need to await finalisation of prior PPs. (Gateway determination & previous extension letter attached)

Background: The Planning Proposal is to rezone land at proposed Lot 1 in Lot 5054 DP 1161757 Airfield Drive, Len Waters Estate, Cecil Park, to permit a home improvement centre. Rezoning would enable the development of a stand alone, 13 500m² bulky goods premises.

Reason for extension: Council is awaiting finalisation of the PC opinion for Liverpool Am. 25 – New Brighton Golf Course, before submitting maps due to a map sequencing issue.

PP_2012_BLUEM_002_00 (BLUE MOUNTAINS LEP 1991 AMENDMENT NO 40)

Current due date: 16 March 2013

Current status: Was scheduled to go to Council meeting on 19/2/13, however still not received from Council. (Gateway determination attached)

Background: The proposal reclassifies land in Kanimbla Street, Leura from Community to Operational.

Reason for extension: There have been delays in Council's public hearing process.