



Mr Luke Johnson
General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Dear Mr Johnson

Planning proposal PP_2013_WOLLY_002_00 – Alteration of Gateway determination

I refer to your letter in relation to revisions and extension of time to complete planning proposal PP_2013_WOLLY_002_00 for the rezoning of land located at 1735 Remembrance Drive (Lot 106 DP 1111043), 108-114 Menangle Street (Lot 2 DP 229679) and 116-118 Menangle Street (Lot 9 DP 233840) to zone R2 Low Density Residential, E2 Environmental Conservation and E4 Environmental Living.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 28 March 2013 for PP_2013_WOLLY_002_00 as altered on 23 April 2015. The Alteration of Gateway Determination is enclosed.

The amending Local Environmental Plan (LEP) is to be finalised by 30 November 2018. Council should aim to commence the exhibition of the planning proposal in accordance with Council's nominated milestones. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs. In order to meet these commitments, the Department is unlikely to support any further alterations to the proposal, and the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the timeframes outlined in this determination are not met.

If you have any questions in relation to this matter, I have arranged for Mr Heath Dennerley to assist you. Mr Dennerley can be contacted on (02) 8289 6775.

Yours sincerely

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

16/5/18

Encl: Alteration of Gateway determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_WOLLY_002_00)

I, Director, Sydney Region West, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 28 March 2013 for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Change the description of the planning proposal from:

“Amend the Wollondilly Local Environmental Plan (LEP) 2011 to rezone land at 1735 Remembrance Drive, 108-114 and 116-118 Menangle Street, Picton from RU2 Rural Landscape to R2 Low Density Residential, R3 Medium Density Residential, RE1 Public Recreation and for environmental purposes, amend the lot size and building height provisions applicable to the land and amend their associated maps.”

to:

“Amend the Wollondilly Local Environmental Plan (LEP) 2011 to rezone land at 1735 Remembrance Drive, 108-114 and 116-118 Menangle Street, Picton from RU2 Rural Landscape to residential and environmental purposes, amend the lot size and building height provisions applicable to the land and amend their associated maps.”

2. Delete Condition 2.
3. Delete Condition 8 and replace with:

The timeframe for completing the LEP is by 30 November 2018.

4. Insert a new condition 9:

Public exhibition is required under section 3.34(2)(c) of the Environmental Planning and Assessment Act 1979 ('EP&A Act') as follows:

- (a) The planning proposal must be made publicly available for a minimum of **28 days**; and
- (b) The planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing Local Environmental Plans* (Department of Planning & Environment 2016).

Dated

16th day of May 2018.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney
Commission