



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

Our ref: 16/06875

Attention: Kitty Carter

Dear Mr Johnson

Planning Proposal PP_2012_WOLLY_008_00 – Alteration of Gateway Determination

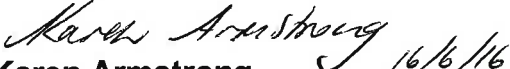
I refer to your letter of 18 April 2016 seeking an extension of time to complete planning proposal PP_2012_WOLLY_008_00 for the rezoning of land, amendment to building height and minimum lot controls at 55-65 Bronzewing Street, Tahmoor.

I have determined, as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination, dated 14 February 2013, for PP_2012_WOLLY_008_00 (as altered). The Alteration of the Gateway Determination is enclosed.

In making this determination, I note the Department's advice to Council dated 16 October 2015 (copy enclosed). I encourage Council to finalise its work on this proposal as further timeframe extensions are not likely to be given.

If you have any questions in relation to this matter, I have arranged for Ms Casey Farrell of the Department's Sydney Region East section to assist you. Ms Farrell can be contacted on (02) 9228 6577.

Yours sincerely


Karen Armstrong
Director, Sydney Region East
Planning Services

Encl:
Alteration to Gateway Determination
Letter to the General Manager, Wollondilly Shire Council



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2012_WOLLY_008_00)

I, the Director, Sydney Region East at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 14 February 2013 (as since altered) for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete:

"condition 11"

and replace with:

a new condition 11 "The timeframe for completing the LEP is by 27 January 2017"

Dated *16TH* day of *JUNE* 2016

**Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment**

**Delegate of the Greater Sydney
Commission**



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

Contact: Coby Tomlins
Phone: (02) 9860 1534
Email:
Coby.tomlins@planning.nsw.gov.au

Our ref: 15/13010
Your ref: 5875, 77851, 6743, 6115, 6961,
4985, 6497, 6895, DS:KC

Attention: Mr David Smith

Dear Mr Johnson

Request for Extension to Timeframes of Planning Proposals for Macquariedale Road, Appin, Clearview, Picton, Abbotsford, Picton, Bronzewing Street, Tahmoor, Land Adjoining Bargo Sportsground, Menangle, Montpelier Drive Residential Land and Stonequarry Commercial, Picton.

I refer to Council's letter of 3 July 2015, seeking extensions of timeframes for the above planning proposals.

I have determined, as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determinations as indicated in the table below.

PLANNING PROPOSAL		CONDITIO N No.	CURRENT TIME FRAME (Incl. previous extensions)	PROPOSED TIME FRAME
1	Macquariedale Road (PP_2011_WOLLY_014_00)	12	44 months (Expired 10/7/15)	56 months (13 months extension) expires 10/08/16
2	Clearview (PP_2011_WOLLY_007_00)	11	48 months (Expired 15/8/15)	54 months (6 months extension) expires 15/02/16

3	Abbotsford (PP_2011_WOLLY_017_00)	8	39 months <i>(Expired 1/8/15)</i>	51 months (12 months extension) expires 01/08/16
4	Bronzewing Street (PP_2012_WOLLY_008_00)	11	30 months <i>(Expired 21/8/15)</i>	40 months (10 months extension) expires 21/06/16
5	Land Adjoining Bargo Sportsground (PP_2012_WOLLY_009_00)	14	24 months <i>(Expired 16/8/15)</i>	42 months (18 months extension) expires 16/03/17
6	Montpelier Drive Residential Land (PP_2013_WOLLY_008_00)	7	24 months <i>(Expired 10/7/15)</i>	29 months (6 months extension) expires 10/01/16
7	Stonequarry Commercial (PP_2013_WOLLY_010_00)	9	24 months <i>(Expired 16/8/15)</i>	28 months (16 months extension) expires 16/11/16
8	Mount Gilead release area (PP_2012_CAMPB_002_00)	8	36 Months (Expires 7/9/15)	42 Months (6 Month Extension) expires 07/3/16

An Alteration of Gateway Determination for each planning proposal is **enclosed**.

While I have agreed to extend the timeframes for these planning proposals, I am concerned about the number of proposals which have not progressed. Please be assured that I fully appreciate the challenges and difficulties that Council faces in each separate planning proposal and the significant number of planning proposals currently before Council, however, it is critical to ensure that all planning proposals are processed in a timely manner as determined by Gateway.

In this light, I encourage Council to commence and continue working on these planning proposals as further timeframe extensions are unlikely to be issued for these proposals.

If you have any questions in relation to the above matters, please contact Ms Coby Tomlins of this Office on (02) 9860 1534.

Yours sincerely



16.10.15

Tim Archer
**A/ Director, Metropolitan (Parramatta)
Planning Services**

As delegate of the Minister for Planning
Encl: Alteration of Gateway Determination