



Contact: Mato Prskalo
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Mr Brian Elton
Elton Consulting Pty Limited
PO Box 1488
BONDI JUNCTION NSW 1355

Attention: Fiona Van Der Hoeven

Dear Mr Elton

COPY
posted 13/8 - Ef

**Re: Request for Pre-Gateway Review – Station Street, Menangle.
PGR_2013_WOLLY_001_00**

I refer to your request for a pre-Gateway review dated 10 January 2013 for a proposal to amend the Wollondilly Local Environmental Plan 2010 for land at Station Street, Menangle.

I have considered your request for review together with the recommendation of the Sydney West Joint Regional Planning Panel, advice provided by Council, and other relevant considerations of the proposal. As delegate of the Minister for Planning and Infrastructure, I have determined that the proposal should proceed to Gateway determination.

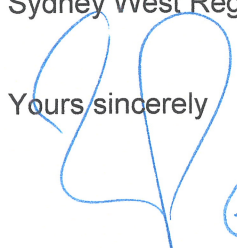
Council has been advised of this decision and has been requested to submit a planning proposal in accordance with section 55 of the *Environmental Planning and Assessment Act 1979*, (the Act). If a planning proposal is not submitted by Wollondilly Council within 40 days of the date of this letter, or the council indicates earlier that it can not or will not submit a planning proposal within that timeframe, an alternate Relevant Planning Authority (RPA) may be appointed to prepare one to progress the matter.

In the event that I appoint an alternate RPA an additional fee of **\$25,000** plus any additional necessary charges to recover costs on proposal-specific basis would be payable. You will be advised of council's decision regarding their willingness to progress this matter and therefore whether an alternate RPA will be appointed as soon as possible.

You can check the progress of your request for review on the LEP Tracking System at www.leptracking.planning.nsw.gov.au/default.aspx/.

Should you have any questions in regard to this matter, please contact Mr Mato Prskalo, of the Sydney West Regional Office of the Department of Planning and Infrastructure on (02) 9860 1534.

Yours sincerely


Richard Pearson
Deputy Director General
Planning Operations & Regional Delivery
Delegate of the Minister for Planning and Infrastructure