

Mr Michael Malone
Acting CEO
Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Attention: Stephen Gardiner

Dear Mr Malone

Alteration of Gateway Determination – extension of time to complete eight (8) planning proposals

I refer to your letter seeking an extension of time to complete the following planning proposals;

- PP_2011_WOLLY_014_00 (Macquariedale Road Appin),
- PP_2013_WOLLY_005_00 (North Silverdale),
- PP_2013_WOLLY_006_00 (Land Adjoining Oakdale Sportsfields),
- PP_2013_WOLLY_007_00 (Argyle Street Business Lands),
- PP_2013_WOLLY_014_00 (Burraborang and Steveys Forest Road Oakdale),
- PP_2014_WOLLY_003_00 (Cross Street Tahmoor),
- PP_2015_WOLLY_001_00 (Land Adjacent Mushroom Tunnel Picton), and
- PP_2017_WOLLY_003_00 (2471 Silverdale Road, Silverdale).

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determinations for six (6) of the eight (8) planning proposals.

Two (2) proposals, being for Macquariedale Road Appin and North Silverdale will not receive an extension. It is considered that PP_2011_WOLLY_014_00 (Macquariedale Road Appin) does not require an extension as it has been forwarded to the Department of Planning for finalisation following the resolution of Council on 18 February 2019 not to proceed.

Regarding PP_2013_WOLLY_005_00 (North Silverdale), this planning proposal should now be forwarded to the Department for finalisation in light of Councils resolution on 18 February 2019 to proceed with the business/commercial zones. Council should now prepare the planning proposal and associated documents to submit to the Department for finalisation. In doing so any outstanding issues should be highlighted for the Department to consider in its assessment.

Regarding PP_2015_WOLLY_001_00 (Land Adjacent Mushroom Tunnel Picton), the Department is prepared to grant an extension until 31 October 2019 during which Council should resolve the wastewater capacity issue in consultation with the

proponent and Sydney Water. Upon resolution of this issue, the Department will consider a further extension. It is not advisable to continue to request further studies until there is greater certainty that the site can be serviced.

The Department notes that Council is proposing to withdraw proposal PP_2013_WOLLY_007_00 (Argyle Street Business Lands) due to a lack of progress.

The new finalisation dates are as follows:

Planning proposal	New finalisation date
PP_2013_WOLLY_006_00 being Land adjoining Oakdale Sportsfields	31 July 2020
PP_2013_WOLLY_007_00 being Argyle Street business lands	31 May 2019
PP_2013_WOLLY_014_00 being Burragorang and Steveys Forest Road Oakdale	30 April 2020
PP_2014_WOLLY_003_00 being Cross Street Tahmoor	30 September 2019
PP_2015_WOLLY_001_00 being Land Adjacent to the Mushroom Tunnel Picton	31 October 2019
PP_2017_WOLLY_003_00 being 2471 Silverdale Road, Silverdale	31 August 2019

I remind Council that the State Government is committed to reducing the time taken to complete LEP's. In order to meet this commitment, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any questions in relation to this matter, I have arranged for Mr Matthew Black to assist you. Mr Black can be contacted on 9860 1553.

Yours sincerely


7/5/2019
Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

Encl: Six (6) Alterations of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2017_WOLLY_003_00)

I, Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 25 October 2017 (since altered) for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete:

“condition 5”

and replace with:

a new condition 5 “The time frame for completing the LEP is by 31 August 2019”

Dated

7th day of May 2019.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning
and Public Spaces