

Mr Jeffery Bulfin
Precise Planning
152 Sailors Bay Road
NORTHBIDGE NSW 2063

via email: jeff.bulfin@preciseplanning.com.au

Dear Mr Bulfin

Planning Proposal PP_2017_WOLLY_001_00 – Darley Street

I am writing in reference to the above planning proposal and Wollondilly Shire Council's request to alter the Gateway determination to permit additional time to complete the proposal.

At the time of issuing the Gateway determination, this proposal was consistent with relevant local and State planning strategies. However, the strategic planning framework has since shifted considerably. In that time, the Government has committed to the Western City District Plan, Wilton 2040 and Greater Macarthur 2040 which focuses objectives and actions around the conservation of the Metropolitan Rural Area and development in growth areas such as the Wilton and Greater Macarthur Growth Areas. Council's Local Strategic Planning Statement has also since received assurance from the Greater Sydney Commission.

The Department of Planning, Industry and Environment (the Department) has undertaken a review of Council's Gateway alteration request and considered the issues raised by State agencies. While the Department acknowledges the extensive work and time taken to resolve matters, this planning proposal has not progressed in a timely manner and has outstanding issues. Therefore, I have decided to alter the Gateway determination to not proceed.

This decision is based on key issues not being addressed or resolved in a satisfactory timeframe to the extent required to support a rezoning. A critical issue related to new growth in the Wollondilly Shire is the cumulative impact of bushfire protection measures that may be required to mitigate risks and hazards, and ensure safe management of fire events including evacuation and shelter measures in place.

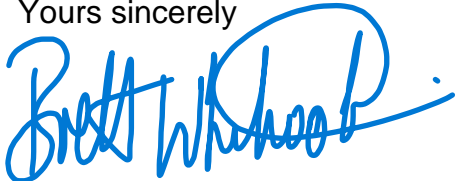
Aside from any site specific issues, the Department considers the following fundamental steps would be required to be addressed before this proposal could be reconsidered:

- completion of Council's planned natural and hazard risk study in consultation with the Department and the Rural Fire Service and other emergency services providers;
- The Department's review and approval of Council's local housing strategy to reflect growth scenarios proposed by this proposal; and

- finalisation of Sydney Water's environmental protection licence variation application for Picton Water Recycling Plant and related business case to assure capacity for wastewater.

Should you have any enquiries about this matter, please contact Adrian Hohenzollern Director Western, Greater Sydney, Place and Infrastructure on 9860 1505.

Yours sincerely



Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

7 March 2021