

Briefing: Director
FOR APPROVAL

Alteration of Gateway determination for planning proposal (PP_2015_WENTW_004_00) – Jewel Market, Gol Gol

Purpose: To recommend the Director Regions, Western as delegate of the Minister agree to alter the Gateway determination for planning proposal (PP_2015_WENTW_004_00) to extend the completion date by 12 months, until 6 April 2019.

Analysis: The Gateway determination was issued on 25 September 2015 and Council has been authorised to exercise delegations.

On 29 March 2018 a third Alteration Gateway determination was requested to extend the timeframe for 12 months until 6 April 2019. Council requested an additional 12 month extension to complete the planning proposal as they are currently in negotiations with the proponent to complete a Flood Study and Floodplain Risk Management Plan.

Recommendation

It is recommended that the Minister's delegate:

- **agrees** under section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination for planning proposal (PP_2015_WENTW_004_00) in accordance with the alteration of gateway determination document at ([Tag A](#)), which in summary involves the following:
 - Extends the timeframe by 12 months to complete the plan no later than 6 April 2019, and
- **signs** the Alteration of Gateway determination ([Tag A](#)).
- **signs** the letter to Wentworth Shire Council advising of this decision ([Tag B](#)).

Approval

Damien Pfeiffer
Director Regions,
Western



Date: 9.4.18

Key reasons

Council requests an extension of time to complete the planning proposal

- The original Gateway determination was issued on 25 September 2015 with a completion date of 2 October 2016.
- An Alteration of Gateway determination issued on 30 September 2016 and again on 27 March 2017 was issued to extend the date the planning proposal was required to be finalised. Currently the planning proposal is required to be finalised by 6 April 2018.
- Council has requested that the period to complete the proposal be extended for a further 12 months and has provided justifiable reasons to extend the timeframe.
- The delay in meeting this timeframe has arisen due to Council being in negotiations with the proponent to complete a Flood Study and Floodplain Risk Management Plan.
- It is considered that the date be extended to 6 April 2019 to complete the plan.

Consultation

Consultation is yet to be undertaken. Consultation with the community, Office of Environment and Heritage, and Roads and Maritime Services are still required as outlined in the original Gateway determination.

Attachments

Attachment	Title
A	Alteration of Gateway determination
B	Letter to Council

Background

- The planning proposal was received on 9 September 2015.
- The Gateway determination was issued on 25 September 2015 and Council has been authorised to exercise delegations.
- On 30 September 2016 an Altered Gateway determination was granted to extend the timeframe for six (6) months until 1 April 2017.
- On 27 March 2017 an Altered Gateway determination was granted to extend the timeframe for 12 months until 6 April 2018.
- On 29 March 2018 a third Altered Gateway determination was requested to extend the timeframe for 12 months until 6 April 2019.



Your ref:
IRF18/1655

Mr Peter Kozlowski
General Manager
Wentworth Shire Council
PO Box 81
Wentworth NSW 2648

Attention: Ken Ross, Director Sustainable Development

Dear Mr Kozlowski

Planning Proposal (PP_2015_WENTW_004_00) – Jewel Market, Gol Gol – Alteration of Gateway determination

I refer to Council's letter of 29 March 2018 seeking an extension of 12 months to complete planning proposal (PP_2015_WENTW_004_00) to 1 April 2019.

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 determination dated 25 September 2015 for PP_2015_WENTW_004_00 (as since altered). The Alteration of the Gateway determination is enclosed, which amends the planning proposal description and extends the timeframe to complete to 6 April 2019 only.

If you have any questions in relation to this matter, I have arranged for Haydon Murdoch to assist you. Mr Murdoch can be contacted on (02) 6841 2180.

Yours sincerely

9.4.18

Damien Pfeiffer
Director Regions, Western
Planning Services

Encl: Alteration of Gateway determination



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_WENTW_004_00) – Jewel Market, Gol Gol

I, Director Regions, Western, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* to alter the Gateway determination dated 25 September 2015 (as since altered) for the proposed amendment to the Wentworth Local Environmental Plan 2011 as follows:

1. Delete condition 6: "The timeframe for completing the LEP is to be by 6 April 2018."
and replace with
new condition 6: "The LEP is to be completed no later than 6 April 2019."

Dated 9th day of April 2018.

A handwritten signature in black ink, appearing to read "D. Pfeiffer".

**Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and Environment**

Delegate of the Minister for Planning