



The Hon Brad Hazzard MP
Minister for Planning and Infrastructure
Minister Assisting the Premier on Infrastructure NSW

Mr J L (Les) McMahon
General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

WOLLONDILLY SHIRE COUNCIL	
TRIM No.	
PROP. No.	4985
28 OCT 2011	
AUTH. No.	
ASSIGNED TO:	M. Cooper

Dear Mr McMahon,

Re: Planning Proposal to rezone rural land at Appin to permit low density housing, the environmental management of ecologically important land, and the protection of a strategic road corridor

I am writing in response to your Council's letter dated 22 August 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Wollondilly Local Environmental Plan ("LEP") 2011 to:

- rezone 60.14ha of land at Appin from RU2 Rural Landscape, R3 Medium Density Residential and RE1 Public Recreation to R2 Low Density Residential, SP2 Infrastructure and E2 Environmental Conservation;
- vary the minimum lot size from part 40ha and part 975sq.m to part 100ha and part 450sq.m;
- vary the maximum building height to apply a 9 metre maximum building height to the R2 Low Density Residential zoned land; and
- amend the Land Reservation Acquisition Map to show the land proposed to be zoned SP2 Infrastructure to facilitate acquisition by the Roads and Traffic Authority.

I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

I have also agreed the planning proposal's inconsistencies with s117 Directions 1.2 Rural Zones and 3.1 Residential Zones are of minor significance. No further approval is required in relation to these Directions.

In regard to the planning proposal's inconsistencies with s117 Direction 1.3 Mining, Petroleum Production and extractive Industries, Council is to consult the Director General of the Department of Primary Industries (Minerals and Petroleum) on the proposal. Council is to take into account any comments made as per the requirements of the Local Planning Direction and reflect these comments in the planning proposal.

In regard to the planning proposal's inconsistencies with s117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation, and take into account any comments made as per the requirements of the Local Planning Direction.

In regard to the proposal's inconsistencies with s117 Direction 4.2 Mine Subsidence and Unstable Land, Council is to consult the Mine Subsidence Board on the proposal. Council is to take into account any comments made as per the requirements of the Local Planning Direction.

Council is not to commence exhibition until consultation with relevant public authorities as required by the Gateway Determination has been completed and consideration to any comments have been considered. Council is to submit the planning proposal to the Department's Sydney Region West Regional Office for consideration prior to public exhibition.

The amending LEP is to be finalised within 24 months of the week following the date of the Gateway Determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, I may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Peter Goth, of the Department of Planning and Infrastructure, to assist. Mr Goth can be contacted on (02) 9873 8589.

Yours sincerely,



HON BRAD HAZZARD MP
Minister

25. 10. 11

Gateway Determination

Planning Proposal (Department Ref: PP_2011_WOLLY_014_00): to rezone rural land at Appin to permit low density housing, the environmental management of ecologically important land, and the protection of a strategic road corridor

I, the Minister for Planning and Infrastructure, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 ("EP&A Act") that an amendment to the Wollondilly Local Environmental Plan ("LEP") 2011 to:

- rezone 60.14ha of land at Appin from RU2 Rural Landscape, R3 Medium Density Residential and RE1 Public Recreation to R2 Low Density Residential, SP2 Infrastructure and E2 Environmental Conservation;
- vary the minimum lot size from part 40ha and part 975sq.m to part 100ha and part 450sq.m;
- vary the maximum building height to apply a 9 metre maximum building height to the R2 Low Density Residential zoned land; and
- amend the Land Reservation Acquisition Map to show the land proposed to be zoned SP2 Infrastructure to facilitate acquisition by the Roads and Traffic Authority.

should proceed subject to the following conditions:

1. Prior to any agency and community consultation, Council is to consult the Office of Environment and Heritage under section 34A of the EP&A Act, specifically to:
 - determine the adequacy of the flora assessment;
 - determine an appropriate boundary for the proposed R2 Low Density Residential zone in view of the Shale Sandstone Transition Forest on the site, that is consistent with the Cumberland Plain Woodland Recovery Plan;
 - determine the appropriateness of the proposed location of the Appin bypass reservation; and
 - confirm the applicable vegetation offsets
2. Council is to consult the Mine Subsidence Board and take into account any comments made as per the requirements of s117 Direction 4.2 Mine Subsidence and Unstable Land.
3. Council is to consult the Director General of the Department of Primary Industries (Minerals and Petroleum) and take into account any comments made as per the requirements of s117 Direction 1.3 Mining, Petroleum Production and extractive Industries.
4. In regards to the planning proposal's inconsistencies with s117 Directions 2.1 Environment Protection and 2.3 Heritage Conservation, Council is to consult the Office of Environment and Heritage in relation to the need for any further heritage study and whether the listing of any heritage or archaeological items or sites is required.
5. Council is to consult the Roads and Traffic Authority (RTA) in relation to the proposed SP2 Infrastructure zoning within the subject land pursuant to s117 Direction 6.2 Reserving Land for Public Purposes.
6. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation, and take into account any comments made as per the requirements of s117 Direction 4.4 Planning for Bushfire Protection.

7. Council is to undertake consultation with Sydney Water prior to exhibition in relation to its ability to provide servicing for essential infrastructure for the locality.
8. Council is not to commence exhibition until consultation as required by the Gateway Determination has been carried out, any submissions considered, and alterations made to the planning proposal as a result of the public authority consultation. Council is to submit the revised proposal to the Department's Regional Office for consideration and approval of the revised proposal.
9. Community consultation is required under sections 56(2)(c) and 57 of EP&A Act as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
10. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Essential Energy
 - NSW Aboriginal Land Council
 - Ambulance Service of NSW
 - Area Health Services
 - Catchment Management Authority – Hawkesbury / Nepean
 - Delta Electricity
 - Department of Agriculture
 - Department of Education and Communities
 - Office of Environment and Heritage
 - Department of Industry & Investment (Agriculture)
 - Energy Australia
 - Integral Energy
 - Mine Subsidence Board
 - Department of Transport NSW
 - NSW Police Service
 - NSW Rural Fire Service
 - Transport NSW
 - Origin Energy
 - Pacific Power
 - Reporting Services Branch
 - State Rail
 - State Transit Authority of NSW
 - Sydney Water
 - Telstra
 - Transgrid

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

11. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
12. The timeframe for completing the LEP is to be **24 months** from the week following the date of the Gateway determination.

Dated day of **25 OCT** 2011.



The Hon Brad Hazzard
Minister for Planning and Infrastructure



Mr Les McMahon
General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Contact: Mato Prskalo
Phone: 02 9860 1534
Email:
mato.prskalo@planning.nsw.gov.au
Our ref.: 13/15947

Attention: Grant Rokobauer

Dear Mr McMahon

Subject: Extension of Gateway timeframe for two planning proposals

I refer to Council's letter dated 23 September 2013, seeking an extension of time to complete planning proposals for land at Abbotsford Road, Picton (PP_2011_WOLLY_017_00) and Macquariedale Road, Appin (PP_2011_WOLLY_014_00).

As delegate of the Minister for Planning and Infrastructure, I have, under section 56(7) of the *Environmental Planning and Assessment Act 1979*, altered the Gateway determinations by extending the timeframes under section 56(2)(f) of the Act for completion of the planning proposals, as indicated below:

PLANNING PROPOSAL	EXTENSION OF TIMEFRAME
PP_2011_WOLLY_017_00	6 months
PP_2011_WOLLY_014_00	9 months

If you have any questions in relation to this matter, please contact Mr Mato Prskalo of this Office on (02) 9860 1534.

Yours sincerely

R Cumming
4/10/2013

**Rachel Cumming
A/Regional Director
Sydney Region West**

Delegate of the Minister for Planning and Infrastructure



Mr Les McMahon
General Manager
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

Contact: Mato Prskalo
Phone: 02 9860 1534
Email: mato.prskalo@planning.nsw.gov.au

Our ref: 14/02882
Your ref: TRIM 4985:CW

Attention: Mr Grant Rokobauer

Dear Mr McMahon

Subject: Alteration of Gateway Determination – Macquariedale Road, Appin

I refer to Council's request dated 3 January 2014, seeking a revised Gateway determination for planning proposal number PP_2011_WOLLY_014_00, relating to land in Macquariedale Road, Appin.

As delegate of the Minister for Planning and Infrastructure, I have, after considering Council's request, altered the Gateway determination under section 56(7) of the *Environmental Planning and Assessment Act 1979*. Please find the revised Gateway determination attached.

If you have any questions in relation to this matter, I have arranged for Mr Mato Prskalo to assist. Mr Prskalo can be contacted on (02) 9860 1534.

Yours sincerely

Neif McGaffin 9.4.14
General Manager
Metropolitan Delivery

**Delegate of the Minister for
Planning and Infrastructure**

Gateway Determination

Planning Proposal (Agency Ref: PP_2011_WOLLY_014_00): to rezone rural land at Appin to permit low and medium density housing, the environmental management of ecologically important land, and the protection of a strategic road corridor.

I, the General Manager, Metropolitan Delivery, Growth Planning and Delivery at Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(7) of the EP&A Act, that the previous Gateway determination for a planning proposal to amend the Wollondilly Local Environmental Plan 2011 by rezoning land in Macquariedale Road, Appin, for housing, environmental conservation and road reservation purposes, is replaced with the following conditions:

1. Prior to any agency and community consultation, Council is to consult with the Office of Environment and Heritage (OEH) to specifically:
 - determine the adequacy of the flora assessment;
 - determine an appropriate boundary for the proposed R2 Low Density Residential zone in view of the Shale Sandstone Transition Forest on the site, that is consistent with the Cumberland Plain Woodland Recovery Plan; and
 - determine the appropriateness of the proposed location of the Appin Bypass reservation.

Council is to also confirm the applicable vegetation offsets before the plan is finalised.

2. Council is to consult with the Mine Subsidence Board and take into account any comments made as per the requirements of S117 Direction 4.2 Mine Subsidence and Unstable Land.
3. Council is to consult with the Director General of the Department of Primary Industries (Minerals and Petroleum) and take into account any comments made as per the requirements of S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries.
4. Council is to consult with the OEH in relation to S117 Directions 2.1 Environment Protection Zones and 2.3 Heritage Conservation.
5. Council is to consult with Roads and Maritime Services in relation to proposed Zone SP2 Infrastructure (Road) pursuant to S117 Direction 6.2 Reserving Land for Public Purposes.
6. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation and take into account any comments made as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection.
7. If any changes are made to the planning proposal prior to undertaking community consultation, Council is to submit the revised proposal to the agency's Regional Office for consideration and approval prior to undertaking community consultation.
8. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and

- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
9. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
- Endeavour Energy
 - NSW Aboriginal Land Council
 - Ambulance Service of NSW
 - Sydney West Area Health Service
 - Hawkesbury Nepean Catchment Management Authority
 - Department of Primary Industries (Agriculture)
 - Department of Education and Communities
 - NSW Police Service
 - Transport for NSW
 - RailCorp
 - Sydney Water
 - Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

10. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
11. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 9th day of April 2014.



Neil McGaffin
General Manager
Metropolitan Delivery

Delegate of the Minister for
Planning and Infrastructure

Gateway Determination

Planning Proposal (Agency Ref: PP_2011_WOLLY_014_00): to rezone rural land at Appin to permit low and medium density housing, the environmental management of ecologically important land, and the protection of a strategic road corridor.

I, the General Manager, Metropolitan Delivery, Growth Planning and Delivery at Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(7) of the EP&A Act, that the previous Gateway determination for a planning proposal to amend the Wollondilly Local Environmental Plan 2011 by rezoning land in Macquariedale Road, Appin, for housing, environmental conservation and road reservation purposes, is replaced with the following conditions:

1. Prior to any agency and community consultation, Council is to consult with the Office of Environment and Heritage (OEH) to specifically:
 - determine the adequacy of the flora assessment;
 - determine an appropriate boundary for the proposed R2 Low Density Residential zone in view of the Shale Sandstone Transition Forest on the site, that is consistent with the Cumberland Plain Woodland Recovery Plan; and
 - determine the appropriateness of the proposed location of the Appin Bypass reservation.

Council is to also confirm the applicable vegetation offsets before the plan is finalised.

2. Council is to consult with the Mine Subsidence Board and take into account any comments made as per the requirements of S117 Direction 4.2 Mine Subsidence and Unstable Land.
3. Council is to consult with the Director General of the Department of Primary Industries (Minerals and Petroleum) and take into account any comments made as per the requirements of S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries.
4. Council is to consult with the OEH in relation to S117 Directions 2.1 Environment Protection Zones and 2.3 Heritage Conservation.
5. Council is to consult with Roads and Maritime Services in relation to proposed Zone SP2 Infrastructure (Road) pursuant to S117 Direction 6.2 Reserving Land for Public Purposes.
6. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation and take into account any comments made as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection.
7. If any changes are made to the planning proposal prior to undertaking community consultation, Council is to submit the revised proposal to the agency's Regional Office for consideration and approval prior to undertaking community consultation.
8. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and

- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
9. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
- Endeavour Energy
 - NSW Aboriginal Land Council
 - Ambulance Service of NSW
 - Sydney West Area Health Service
 - Hawkesbury Nepean Catchment Management Authority
 - Department of Primary Industries (Agriculture)
 - Department of Education and Communities
 - NSW Police Service
 - Transport for NSW
 - RailCorp
 - Sydney Water
 - Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

10. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
11. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 9th day of April 2014.



Neil McGaffin
General Manager
Metropolitan Delivery

Delegate of the Minister for
Planning and Infrastructure



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2011_WOLLY_014_00) (Macquariedale Road, Appin)

I, Terry Doran, Acting Director, Metropolitan Region (Parramatta), 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*, to alter the Gateway determination dated 9 April 2014, 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 16 July 2015".

Dated 29th day of January 2015.

A handwritten signature in black ink, appearing to read "Terry Doran".

Terry Doran
Acting Director
Metropolitan Region (Parramatta)
Planning Services

Delegate of the Minister for Planning



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 <i>(Expired 10/7/15)</i>	56 months (13 months extension) expires 10/08/16
2	Clearview (PP_2011_WOLLY_007_00)	11	48 months <i>(Expired 15/8/15)</i>	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

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2011_WOLLY_014_00) (Macquareidale Road, Appin)

I, Tim Archer, the Acting Director, Metropolitan (Parramatta) 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*, to alter the Gateway determination dated 29 January 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete:

condition "12"

and replace with:

a new condition 12 "The timeframe for completing the LEP is by 16 August 2016".

Dated 16th day of October 2015.



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

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2011_WOLLY_007_00) (Clearview, Picton)

I, Tim Archer, the Acting Director, Metropolitan (Parramatta) 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*, to alter the Gateway determination dated 20 May 2015 (as amended), 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 16 February 2016".

Dated 16th day of October 2015.



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

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2011_WOLLY_017_00) (Abbotsford Road, Picton)

I, Tim Archer, the Acting Director, Metropolitan (Parramatta) 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*, to alter the Gateway determination dated 29 January 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete:

condition "8"

and replace with:

a new condition 8 "The timeframe for completing the LEP is by 1 August 2016".

Dated 16th day of October 2015.



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

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2012_WOLLY_008_00) (Bronzewing Street)

I, Tim Archer, the Acting Director, Metropolitan (Parramatta) 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*, to alter the Gateway determination dated 26 August 2014 (as amended), 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 21 June 2016".

Dated 16th day of October 2015.



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

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2012_WOLLY_009_00) (Land Adjoining Bargo Sportsground)

I, Tim Archer, the Acting Director, Metropolitan (Parramatta) 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*, to alter the Gateway determination dated 4 July 2014 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete:

condition "14"

and replace with:

a new condition 14 "The timeframe for completing the LEP is by 16 March 2017".

Dated 16th day of October 2015.



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

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_WOLLY_008_00) (Montpelier Drive, The Oaks)

I, Tim Archer, the Acting Director, Metropolitan (Parramatta) 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*, to alter the Gateway determination dated 29 January 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete:

condition "7"

and replace with:

a new condition 7 "The timeframe for completing the LEP is by 10 December 2016".

Dated 16th day of October 2015.



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

Delegate of the Minister for Planning

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_WOLLY_010_00) (Stonequarry Commercial)

I, Tim Archer, the Acting Director, Metropolitan (Parramatta) 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*, to alter the Gateway determination dated 26 August 2014 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete:

condition "9"

and replace with:

a new condition 9 "The timeframe for completing the LEP is by 16 November 2016".

Dated 16th day of October 2015.



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

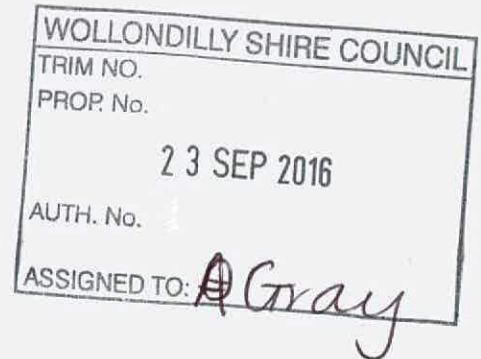
Delegate of the Minister for Planning



Contact: James Sellwood
Phone: (02) 9860 1559
Email: james.sellwood@planning.nsw.gov.au

Our ref.: 12/13917
Your ref.: 8767, 4985, 6497, 6454, 6585, 6814, 6842, 6969,
6895, 7236, 7654, 7842, 7884, 8055, MR:DS

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



Attention: Mr David Smith, Manager Growth and Planning

Dear Mr Johnson

Extension of Gateway Timeframe for Thirteen Planning Proposals

I refer to Council's letter of 25 August 2016 seeking an extension of time for thirteen planning proposals.

As delegate of the Greater Sydney Commission, I have, under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act), altered the Gateway determinations for twelve of the thirteen planning proposals by extending the timeframes for their completion, under section 56(2)(f) of the Act, as follows:

Planning Proposal	Extension Granted
Macquariedale Road, Appin (PP_2011_WOLLY_014_00)	10 months (now due on 30 June 2017)
Abbotsford Road, Picton (PP_2011_WOLLY_017_00)	10 months (now due on 30 June 2017)
North Silverdale (PP_2013_WOLLY_005_00)	10 months (now due on 31 October 2017)
Bulli-Appin Road, Appin (PP_2013_WOLLY_013_00)	7 months (now due on 30 June 2017)
Station Street, Menangle (PP_2013_WOLLY_011_00)	12 months (now due 30 June 2017)
Land Adjoining Oakdale Sportsfields (PP_2013_WOLLY_006_00)	10 months (now due 30 September 2017)
Stonequarry Commercial, Picton (PP_2013_WOLLY_010_00)	13 months (now due 31 December 2017)

Planning Proposal	Extension Granted
Argyle Street Business Lands, Picton (PP_2013_WOLLY_007_00)	18 months (now due 31 December 2017)
Government Road, Bargo (PP_2014_WOLLY_006_00)	10 months (now due 31 October 2017)
Heritage Housekeeping (PP_2014_WOLLY_001_00)	15 months (now due 31 July 2017)
Cross Street, Tahmoor (PP_2014_WOLLY_003_00)	11 months (now due 30 September 2017)
Land Adjacent to the Mushroom Tunnel, Picton (PP_2015_WOLLY_001_00)	13 months (now due 31 October 2017)

As noted in the Department's letter of 8 September 2016, it was considered that revisions made to the Picton East planning proposal were significant enough from the original proposal that it constituted a new planning proposal, and that should Council wish to pursue the revised planning proposal scheme for Picton East it should withdraw the original planning proposal and submit a new planning proposal to the Department for a Gateway determination.

In light of the above, the extension of timeframe requested for the Picton East planning proposal is no longer necessary and has not been granted.

If you have any questions regarding this matter, please contact Mr James Sellwood of this office on (02) 9860 1559.

Yours sincerely



19/09/16

Catherine Van Laeren
Director Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

***Planning proposal (Department Ref: PP_2011_WOLLY_014_00):
Macquariedale Road, Appin***

I, the Director Sydney Region West, 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 16 October 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 12 and replace with a new condition 12:

“The timeframe for completing the LEP is by **30 June 2017**”.

Dated 19th day of September 2016.


**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2011_WOLLY_017_00):
Abbotsford Road, Picton**

I, the Director Sydney Region West, 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 16 October 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 8 and replace with a new condition 8:

“The timeframe for completing the LEP is by **30 June 2017**”.

Dated 19th day of September 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2013_WOLLY_005_00):
North Silverdale**

I, the Director Sydney Region West, 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 12 November 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 8 and replace with a new condition 8:

"The timeframe for completing the LEP is by **31 October 2017**".

Dated 19th day of September 2016


Catherine Van Laeren
Director Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

***Planning proposal (Department Ref: PP_2013_WOLLY_013_00):
Bulli-Appin Road, Appin***

I, the Director Sydney Region West, 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 2 June 2016 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 8 and replace with a new condition 8:

“The timeframe for completing the LEP is by **30 June 2017**”.

Dated 19th day of September 2016


Catherine Van Laeren
Director Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

***Planning proposal (Department Ref: PP_2013_WOLLY_011_00):
Station Street, Menangle***

I, the Director Sydney Region West, 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 11 June 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 8 and replace with a new condition 8:

“The timeframe for completing the LEP is by **30 June 2017**”.

Dated 19th day of September 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2013_WOLLY_006_00):
Land Adjoining Oakdale Sportsfields**

I, the Director Sydney Region West, 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 2 June 2016 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 9 and replace with a new condition 9:

“The timeframe for completing the LEP is by **30 September 2017**”.

Dated 19th day of September 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2013_WOLLY_010_00):
Stonequarry Commercial**

I, the Director Sydney Region West, 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 16 October 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 9 and replace with a new condition 9:

“The timeframe for completing the LEP is by **31 December 2017**”.

Dated 19th day of September 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2013_WOLLY_007_00):
Argyle Street Business Lands**

I, the Director Sydney Region West, 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 29 January 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 8 and replace with a new condition 8:

“The timeframe for completing the LEP is by **31 December 2017**”.

Dated 19th day of September 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2014_WOLLY_006_00):
Government Road, Bargo**

I, the Director Sydney Region West, 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 26 November 2014, for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 2 and replace with a new condition 2:

“The timeframe for completing the LEP is by **31 October 2017**”.

Dated 19th day of September 2016


Catherine Van Laeren
Director Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

***Planning proposal (Department Ref: PP_2014_WOLLY_001_00):
Heritage Housekeeping (Re-projection of Heritage Map Series)***

I, the Director Sydney Region West, 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 29 January 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 3 and replace with a new condition 3:

“The timeframe for completing the LEP is by **31 July 2017**”.

Dated 19th day of September 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2014_WOLLY_003_00):
Cross Street, Tahmoor**

I, the Director Sydney Region West, 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 12 November 2015 (as amended), for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Delete condition 2 and replace with a new condition 2:

“The timeframe for completing the LEP is by **30 September 2017**”.

Dated 19th day of September 2016


Catherine Van Laeren
Director Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission



Alteration of Gateway Determination

**Planning proposal (Department Ref: PP_2015_WOLLY_001_00):
Land Adjacent to the Mushroom Tunnel, Picton**

I, the Director Sydney Region West, 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 2 June 2016 (as amended), 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 timeframe for completing the LEP is by **31 October 2017**”.

Dated 19th day of September 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission



Our ref: PP_2011_WOLLY_014_00 (11/16216)
Your ref: TRIM 4985

Mr David Smith
Manager Growth and Strategic Planning
Wollondilly Shire Council
PO Box 21
PICTON NSW 2571

WOLLONDILLY SHIRE COUNCIL	
TRIM NO.	4985
PROP. No.	
20 APR 2017	
AUTH. No.	
ASSIGNED TO:	D. Smith

Attention: Carolyn Whitten, Team Leader, Strategic Planning

Dear Mr Smith

Alteration of Gateway Determination – Macquariedale Road, Appin

I refer to Council's request, dated 23 January 2017, to alter the Gateway determination for the Planning Proposal at Macquariedale Road, Appin.

I have considered Council's request for a new local clause and map series to prohibit dual occupancies on certain R2 Low Density Residential land.

The Premier has recently announced a priority to increase housing supply across NSW and the Government is focused on the increased supply of housing and housing affordability in all areas of NSW. In addition, The Minister for Planning is considering the outcomes and recommendations arising from the public exhibition period for the Draft Medium Density Design Guide and the medium Density Housing Code. On reviewing these initiatives on housing, I have determined to alter the gateway without including the proposed local clause to prohibit dual occupancies on R2 Low Density Residential and R3 Medium Density Residential zoned land.

I note the concerns raised about urban character and I am confident that Council can deal with these issues through appropriate design controls in a development control plan and assessment of any development application.

I, the Executive Director, Regions, as delegate of the Greater Sydney Commission, have determined in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination for the Planning Proposal at Macquariedale Road, Appin (PP_2011_WOLLY_014_00). The amended description of the proposal will accommodate the proposed changes under Council's Planning Proposal dated 21/03/2017 and removes "protection of a strategic road corridor" from the description.

If you have any questions regarding this matter, please contact Mr Stuart McIntosh of the Department's Sydney Region West team on (02) 9860 1551.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

12 April 2017

Delegate of the Greater Sydney Commission

Encl: Alteration of Gateway Determination

Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2011_WOLLY_014_00)

I, the Executive Director, Regions 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 25 October 2011 (as altered) for an amendment to Wollondilly Local Environmental Plan 2011 for land at Macquariedale Road, Appin, as follows:

1. Change the name and description of the Planning Proposal:

from

“Planning Proposal (Department Ref: PP_2011_WOLLY_014_00): to rezone rural land at Appin to permit low density housing, the environmental management of ecologically important land, and the protection of a strategic road corridor

I, the Minister for Planning and Infrastructure, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (“EP&A Act”) that an amendment to the Wollondilly Local Environmental Plan (“LEP”) 2011 to:

- rezone 60.14ha of land at Appin from RU2 Rural Landscape, R3 Medium Density Residential and RE1 Public Recreation to R2 Low Density Residential, SP2 Infrastructure and E2 Environmental Conservation;
- vary the minimum lot size from part 40ha and part 975sq.m to part 100ha and part 450sq.m;
- vary the maximum building height to apply a 9 metre maximum building height to the R2 Low Density Residential zoned land; and
- amend the Land Reservation Acquisition Map to show the land proposed to be zoned SP2 Infrastructure to facilitate acquisition by the Roads and Traffic Authority.”

to

“Planning Proposal (Department Ref: PP_2011_WOLLY_014_00): to rezone rural land at Appin for low and medium density residential, environmental conservation and public recreation purposes and to amend the associated Lot Size, Height of Building and Natural Resources Biodiversity maps.

I, the Executive Director, Regions as delegate of the Greater Sydney Commission have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to rezone rural land at Appin for low and medium density residential, environmental conservation and public recreation purposes and to amend the associated Lot Size, Height of Building and Natural Resources Biodiversity maps.

2. Insert new condition 13:

- "13. Prior to undertaking further community consultation, the Planning Proposal (as since altered) is to be amended to:
- remove the proposed clause that seeks to prohibit dual occupancies in the R2 and R3 zones, the associated map and commentary in the proposal which relates to the matter; and
 - identify the site in Maps 2, 3, 4 and 5 with red outline."

3. Insert new condition 14:

- "14. Further community consultation is required under sections 56(2) and 57 of the Act as follows:
- a) the Planning Proposal must be made publicly available for 28 days; and
 - b) the relevant planning authority must comply with the notice requirements for public exhibition of Planning Proposals and the specifications for material that must be made publicly available along with Planning Proposals as identified in section 5.5.2 of "A Guide to Preparing Local Environmental Plans" (Department of Planning and Environment, April 2016)."

4. Insert new condition 15:

- "15. Further consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of section 117 Directions and State Environmental Planning Policies:
- Endeavour Energy;
 - Department of Primary Industries (Agriculture);
 - Department of Education and Communities;
 - Transport for NSW – Roads and Maritime Services; and
 - Sydney Water

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment.

Should the public authorities require any additional information, or specify any additional matters to be addressed, the Planning Proposal is to be updated to respond to any such submission."

Dated

12th

day of

April

2017



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

Alteration of Gateway Determination

***Planning proposal (Department Ref: PP_2011_WOLLY_014_00):
Macquariedale Road, Appin***

I, the Director Sydney Region West, 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 25 October 2011, (as amended 19 September 2016), for the proposed amendment to the *Wollondilly Local Environmental Plan 2011* as follows:

1. Delete condition 12 and replace with a new condition 12:

“The timeframe for completing the LEP is by **2 July 2018**”.

Dated 29th day of June 2017



**Catherine Van Laeren
Director Sydney Region West
Planning Services**

Delegate of the Greater Sydney Commission