

Ms Toni Averay  
Director Planning  
Wollondilly Shire Council  
PO Box 21  
PICTON NSW 2571

Dear Ms Averay

Thank you for seeking clarification about the pre-exhibition conditions in Gateway Determination for Planning Proposal PP\_2023\_WOLLY\_001\_00.

The Department has determined that an alteration to the Gateway Determination is required relating to the new local provision 'Development in the Metropolitan Rural Area' (MRA).

The planning proposal is required to be updated prior to exhibition to provide adequate explanation regarding the intent of the of the proposed MRA provision. Further information is also to be provided about the requirements for a consent authority to "consider" the environmental, social and economic impacts of development in the MRA before granting consent noting it is already an existing requirement under section 4.15 of the *Environmental Planning and Assessment Act 1979*. It is also necessary to amend the MRA map to be consistent with the structure plan in the Western City District Plan as it does not match.

Council should ensure the proposed clause is general and aligns with Planning Priority W17 Better managing rural areas. It is noted the proposed clause could be expanded with additional criteria in a future planning proposal once Council's Rural Lands Strategy is endorsed by the Department.

Council is also required to inform all landowners affected by the MRA amendments in writing about the exhibition of the proposal, outlining the effect of the proposed changes. Condition 4 of the Gateway determination has been corrected to reflect this.

I have determined as the delegate for the Minister for Planning and Public Spaces under section 3.34(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination dated 6 April 2020 for the proposed amendment to Wollondilly Local Environmental Plan 2011. Enclosed is the Alteration of Gateway determination for your records.

If you have any questions, please contact Mr Sebastian Tauni, Senior Planning Officer on 8217 2018.

Yours sincerely



15/04/20

**Catherine Van Laeren**  
**Executive Director**  
**Central River City and Western City Parkland**

Encl. Alteration of Gateway determination