

Our Reference: 6649 MR:DS  
Your Reference: PP\_2013\_WOLLY\_004\_00 (13/05386)

Ms Rachel Cumming  
Regional Director – Sydney Region West  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

24 February, 2015

Dear Sir/Madam,

**REQUEST FOR GATEWAY DETERMINATION REVIEW AND ALTERATION TO  
GATEWAY FOR LAND ADJOINING OAKDALE PUBLIC SCHOOL PLANNING  
PROPOSAL**

Reference is made to the above mentioned Planning Proposal to rezone Land Adjoining Oakdale Public School. The Planning Proposal was submitted to Council on 23 December, 2011. A Gateway Determination was issued by the Department of Planning and Infrastructure on 4 April, 2013 and an alteration to the Gateway was issued on 4 September, 2014 to include additional land in the Planning Proposal. The Gateway Determination authorises the Planning Proposal to carry out the following:

- *An amendment to Wollondilly Local Environmental Plan (LEP) 2011 to rezone land at 1550 Burragorang Road, Oakdale from zone RU1 Primary Production to zone R5 Large Lot Residential, rezone land at 1540 Burragorang Road, Oakdale from zone RU1 to B1 Neighbourhood Centre, amend the minimum lot size to 450sqm for land proposed to be zoned R2 Low Density Residential and 4,000sqm for land proposed to be zoned R5 Large Lot Residential, amend the maximum building height to 9m for the entire site and include certain land on natural resource maps.*

Specialist Studies have been submitted and consultation with government agencies has been carried out in order to address the requirements of the Gateway Determination and subsequently the Planning Proposal has been amended to address the recommendations of the specialist studies and the concerns raised by government agencies.

The Planning Proposal as amended now proposes the following:

- *Amend the Land Zoning Map from Zone RU1 Primary Production to part Zone R2 Low Density Residential, part Zone E4 Environmental Living and part B1 Neighbourhood Centre – see Map 2 – Land Zoning (LZN) within the Planning Proposal;*
- *Amend the Height of Buildings Map to impose a height limit of 9 metres for the entire site – see Map 3 – Height of Building (HOB) within the Planning Proposal;*
- *Amend the Lot Size Map such that the land in Zone R2 shall have a minimum lot size of 450 square metres in the south eastern part of the site and 700 square*

*metres in the south west part of the site and the land in Zone E4 shall have a minimum lot size of 1 hectare – see Map 4 – Lot Size (LSZ) within the Planning Proposal;*

- *Inclusion of certain land on the Natural Resources – Biodiversity Map – see Map 5 (NRB) within the Planning Proposal;*
- *Inclusion of certain land on the Natural Resources – Water Map – see Map 6 (NRW) within the Planning Proposal.*

The changes to the Planning Proposal have been adopted by Council at its ordinary meeting on 15 December, 2014. Council also resolved at its meeting that a revised Planning Proposal be forwarded to the Department of Planning and Environment for an alteration to the Gateway to be issued. Council therefore requests that an alteration to the Gateway be issued in the manner specified in the attached meeting minutes.

Please find attached an updated Planning Proposal document, the Council report relating to the changes to the Planning Proposal that was considered by Council at its December meeting and the Council resolution on the matter.

Should you have any queries regarding the matters above please contact Mark Ruddiman on (02) 4677 1192 between the hours of 8:00am to 4:30 pm or alternatively via email at [mark.ruddiman@wollondilly.nsw.gov.au](mailto:mark.ruddiman@wollondilly.nsw.gov.au)

Yours faithfully



David Smith  
**MANAGER PLANNING**