

Mr Luke Johnson
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: 15/04599
Your ref: 6649 MR:DS

Attention: Mr David Smith

Dear Mr Johnson

Alteration of Gateway Determination – Land Adjoining Oakdale Public School

I refer to Council's correspondence of 24 February 2015, in relation to a revision to planning proposal no. PP_2013_WOLLY_004_00, for the rezoning of land adjoining Oakdale Public School for residential and business purposes.

I have determined, as delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 4 April 2013 (and as since altered), for planning proposal no. PP_2013_WOLLY_004_00. The alteration of Gateway determination and amended Written Authorisation to Exercise Delegation are **enclosed**.

I note that the proposed lot size map in the revised planning proposal contains different labels for land in the proposed E4 Environmental Living zone. Council should remove the incorrect label before placing the proposal on public exhibition.

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

Yours sincerely



Simon Manoski
A/General Manager
Metropolitan Region

As delegate of the Minister for Planning

Encl: Alteration of Gateway Determination
Written Authorisation to Exercise Delegation

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_WOLLY_004_00)

I, Simon Manoski, A/General Manager, Metropolitan Region, 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 4 April 2013, as since altered, for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Change the description of the planning proposal

from "...an amendment to the 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 and Zone R2 Low Density Residential, rezone land at 1540 Burragorang Road, Oakdale, from Zone RU1 Primary Production 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 the natural resources maps..."

to "...an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to rezone land at 1550 Burragorang Road, Oakdale, from Zone RU1 Primary Production to part Zone E4 Environmental Living and part Zone R2 Low Density Residential, rezone land at 1540 Burragorang Road, Oakdale, from Zone RU1 Primary Production to Zone B1 Neighbourhood Centre, amend the minimum lot size to 450sqm and 700 sqm for land proposed to be zoned R2 Low Density Residential and 1 hectare for land proposed to be zoned E4 Environmental Living, amend the maximum building height to 9m for the entire site and include certain land on the Natural Resources maps..."

Dated **16th** day of April 2015.



Simon Manoski
A/General Manager
Metropolitan Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Wollondilly Shire Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979*, that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_WOLLY_004_00	Planning proposal to rezone Lot 1 DP 835288 (No. 1550), Burragorang Road, Oakdale, from Zone RU1 Primary Production to part Zone R2 Low Density Residential and part Zone E4 Environmental Living, rezone Lot 1 DP 442640 (No. 1540) from Zone RU1 Primary Production to Zone B1 Neighbourhood Centre, amend the minimum lot size to 450sqm and 700 sqm for land proposed to be zoned R2 Low Density Residential and 1 hectare for land proposed to be zoned E4 Environmental Living, amend the maximum building height to 9m for the entire site and include certain land on the Natural Resources maps.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "A guideline for the preparation of local environmental plans" and "A guide to preparing planning proposals".

Dated 16th Day of April, 2015

Simon Manoski
A/General Manager
Metropolitan Region
Planning Services
Department of Planning and Environment