

Our ref: IRF21/196

Mr Ben Taylor
Chief Executive Officer
Wollondilly Shire Council
PO Box 21 Picton NSW 2571

By email: council@wollondilly.nsw.gov.au



Dear Mr Taylor

**Planning Proposals PP_2017_WOLLY_001_00 – Darley Street and
PP_2018_WOLLY_001_00 Stilton Lane**

I refer to Wollondilly Council's request to alter the Gateway determinations for the above planning proposals.

As you are aware, the NSW Government's Planning Reform Action Plan, aims to create a more timely, certain and transparent planning system. Proposals will now only be accepted into the plan making process where the relevant State and local strategic framework and provision of supporting infrastructure can be adequately demonstrated. Longstanding proposals, previously put on hold for one or more reasons, are now being determined.

At the time of issuing the original Gateway determinations, the planning proposals were consistent with relevant local and State planning strategies. However, the strategic planning framework has shifted considerably. In that time, the Government has committed to the *Western City District Plan, Wilton 2040* and *Greater Macarthur 2040* which focuses objectives and actions around the conservation of the Metropolitan Rural Area and development in growth areas such as the Wilton and Greater Macarthur Growth Areas. Council's Local Strategic Planning Statement has also since received assurance from the Greater Sydney Commission.

The Department of Planning, Industry and Environment (the Department) has undertaken a review of Council's Gateway alteration requests and considered issues raised by State agencies. While the Department acknowledges the extensive work and time taken to resolve matters, key issues remain unresolved for each proposal. I have considered these issues for each proposal carefully and decided to alter the Gateway determinations for these proposals to not proceed.

This decision is based on key issues not being addressed or resolved to the extent required to support a rezoning. A critical issue related to these proposals is the cumulative impact of bushfire protection measures that may be required to mitigate risks and hazards, and ensure safe management of fire events including evacuation and shelter are in place.


Aside from any site specific issues, the Department considers the following fundamental steps would be required to be addressed before these proposals could be reconsidered:

- completion of Council's planned natural and hazard risk study in consultation with the Department and the Rural Fire Service and other emergency services providers;
- the Department's review and approval of Council's local housing strategy to reflect growth scenarios proposed by these proposals; and
- finalisation of Sydney Water's environmental protection license variation application for Picton Water Recycling Plant and related business case to assure capacity for wastewater.

The Department recognises that State agency support and involvement is critical to enable Council to plan for growth of towns and villages in Wollondilly. The Department also acknowledges the considerable body of technical studies and evaluation that has been undertaken for the proposals. When sites are revisited as part of the housing strategy or a Council-led rezoning, any relevant existing work should be carried over where possible.

Should you have any enquiries about this matter, please contact Adrian Hohenzollern Director Western, Greater Sydney, Place and Infrastructure on 9860 1505.

Yours sincerely



Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

7 March 2021