

Alteration of Gateway Determination

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

I, Tim Hurst, Executive Director, Regions, 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 December 2013, 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 Station Street, Menangle from RU1 Primary Production to R2 Low Density Residential and B1 Neighbourhood Centre; include a range of minimum lot sizes for residential purposes; and introduce a building height of 6.8m for land proposed to be zoned for residential purposes and 9m for land proposed to be zoned for commercial purposes on the subject site ...".

to "...an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to rezone land at Station Street, Menangle from Zone RU1 Primary Production to Zones R2 Low Density Residential, B1 Neighbourhood Centre, RE1 Public Recreation and SP2 Infrastructure (Sewage Treatment Plant); include a range of minimum lot sizes for residential purposes; and introduce a building height of 9 metres for land proposed to be zoned for residential purposes on the subject site ...".

2. Insert new Condition 9:

"Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- the Office of Coal Seam Gas, Environment Protection Authority and AGL Energy specifically in relation to coal seam gas wells, and, if necessary, subsequent preparation of any report/assessment considered necessary by those agencies, and
- the Heritage Division of the Office of Environment and Heritage to clarify the need for a European Archaeology report, and if necessary, subsequent preparation of such a report.

Each Public Authority is to be provided with a copy of the planning proposal and any relevant supporting material, and be given at least 21 days to comment on the proposal."

3. Delete condition "8" and replace with a new condition "8":

"The timeframe for completing the LEP is by 16 June 2016".

Dated 11th day of June 2015.



Tim Hurst
Executive Director
Regions, Planning Services

Delegate of the Minister for Planning