



Mr Luke Johnson
General Manager
Wollondilly Shire Council
P O Box 21
PICTON NSW 2571

Contact: Mr Stephen Gardiner
Phone: (02) 9860 1536
Email: Stephen.gardiner@planning.nsw.gov.au.

Our ref: 15/12296
Your ref: 8277 mr:mr

Dear Mr Johnson,

Planning Proposal PP_2015_WOLLY_004_00 Wollondilly Original Holdings Maps Amendment to Wollondilly Local Environmental Plan 2011

I am writing in response to Council's letter of 29 July 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* for a planning proposal to amend *Wollondilly Local Environmental Plan 2011* by making corrections to the Original Holdings Maps within E4 zoned land across the Shire.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed, subject to the conditions in the attached Gateway determination.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

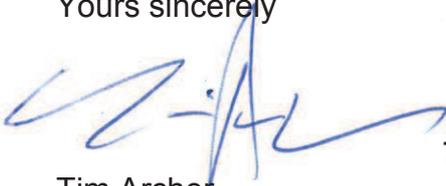
The amending Local Environmental Plan is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage.

In order to meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning and Assessment Act 1979* if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, I have arranged for Mr Stephen Gardiner of this office to assist you. Mr Gardiner can be contacted on (02) 9860 1536.

Yours sincerely



7.10.15

Tim Archer
A/Director, Metropolitan (Parramatta)
Planning Services

Gateway Determination

Planning Proposal (Department Ref: PP_2015_WOLLY_004_00) to amend Wollondilly Local Environmental Plan 2011 by making corrections to the Original Holdings Maps within E4 zoned land across the Shire, to include additional land holdings which are not currently included.

I, Tim Archer, the A/Director, Metropolitan (Parramatta), Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Wollondilly Local Environmental Plan 2011* by making corrections to the Original Holdings Maps within E4 zoned land across the Shire, should proceed subject to the following conditions:

1. Prior to exhibition, the Planning Proposal is to be amended to:
 - a) clearly identify (list and map) all additional lots that are proposed for inclusion on the Original Holdings map sheets; and
 - b) provide historical details (Lot and DP Number/s) for each land parcel subject to this Planning Proposal, that was previously an "Original Holding" under Clause 13B of former *Wollondilly Local Environmental Plan 1991*, cross referencing with the current details (Lot and DP Number/s) for each of these parcels.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Planning & Infrastructure 2013)*.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 7th October 2015



Tim Archer
A/Director, Metropolitan (Parramatta)
Planning Services
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_2015_WOLLY_004_00 | Planning Proposal to amend <i>Wollondilly Local Environmental Plan 2011</i> by making corrections to the Original Holdings Maps within E4 zoned land across the Shire |

In exercising the Minister's functions under section 59, the Council must comply with Planning and Infrastructure's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 7th October 2015

Tim Archer
A/Director, Metropolitan (Parramatta)
Planning Services
Delegate of the Minister for Planning